

DATE SUBMITTED: 2/18/86

PERMIT # 24087
24163
24841 24895
FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1212 N. AVE

SQ. FT. OF BLDG: 160

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-123-00-089

NONE

PROPERTY OWNER: McDONALD'S Corp

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 5700 SOUTH QUEBEC

COMMERCIAL

PHONE: 779-0444

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE: _____

STORAGE SHED

FOR OFFICE USE ONLY

ZONE: C1

FLOODPLAIN: YES _____ NO

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: NA

CENSUS TRACT #: 6

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: NA

SPECIAL CONDITIONS: As per

CU file plan 23-85

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 2/18/86

APPROVED BY: [Signature]

[Signature]
SIGNATURE