

DATE SUBMITTED:

7/7/86

PERMIT #

25730

FEE

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PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 118 OURAY

SQ. FT. OF BLDG: _____

SUBDIVISION: G.J.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 56 LOT # 19-20

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-142-36-012

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Graphicom

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 118 OURAY

Comm.

PHONE: 241-1118

DESCRIPTION OF WORK AND INTENDED USE:

8x20 ADDITION / ADDITIONAL WORK
ARSA

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

FOR OFFICE USE ONLY

ZONE: C 2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 3

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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.

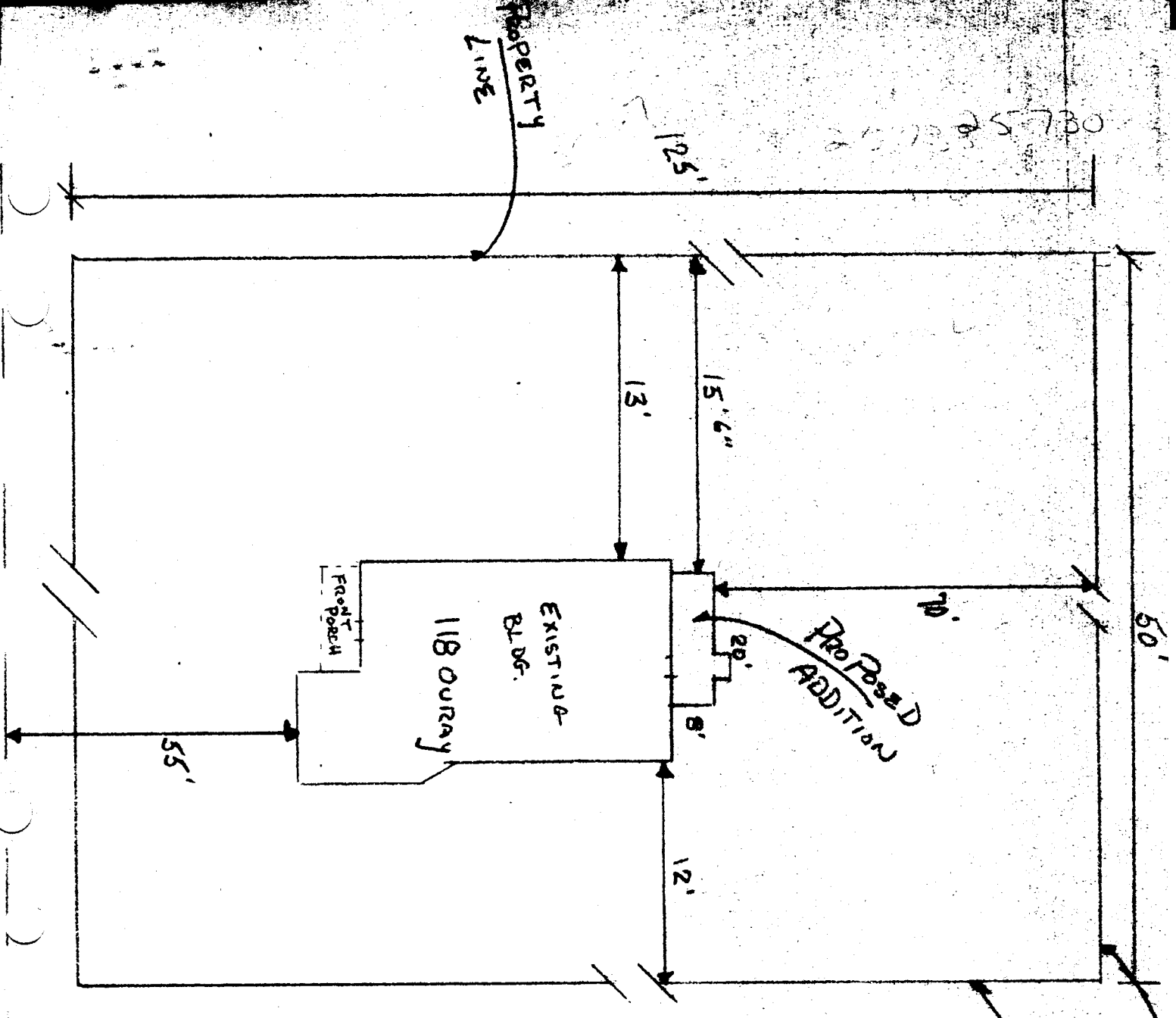
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7/9/86

APPROVED BY: [Signature]

[Signature]

SIGNATURE



PROPERTY
LINES

GRAPHICOM
20'x8' Room ADDITION

OMNI CONSTR. CO.
GENERAL CONTRACTOR

2945-142-36-012
LOTS 19+20 BLK 56 S.T.

N
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R
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H

PLOT PLAN
"NO SCALE"

CENTER OF ROADWAY
OURAY AVE.