

DATE SUBMITTED: 4/24/86

PERMIT # 25255

FEE # 20⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 427 Sherman Dr.

SQ. FT. OF BLDG: 3072

SUBDIVISION: Artesia Sub

SQ. FT. OF LOT: 9100

FILING # _____ BLK # _____ LOT # 14

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945 - 252 - 16 - 005 - 008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: D.A. Weaver

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 195 Little Park Rd

Light com'l

PHONE: 242-6511

DESCRIPTION OF WORK AND INTENDED USE:

Light com'l

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

FOR OFFICE USE ONLY

ZONE: H-0

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 15 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: As per plan

CENSUS TRACT #: 13

LANDSCAPING/SCREENING: See file #23-85

TRAFFIC ZONE: 80

SPECIAL CONDITIONS: See file #23-85

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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 RESUL IN LEGAL ACTION.

DATE APPROVED: 4/24/86

APPROVED BY: Linda Weitzel

R. E. [Signature]
SIGNATURE

