

DATE SUBMITTED: 22
8-17-86

PERMIT # 26128

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1055 UTE AVE.

SQ. FT. OF BLDG: 2000

SUBDIVISION: CITY OF GRAND JCT.

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 134 LOT # 15416

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-144-35-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1 (ONE)

PROPERTY OWNER: GEORGE PREUSS

USE OF ALL EXISTING BUILDINGS:
NONE

ADDRESS: 470 31 1/4 ROAD

PHONE: 434-6145

DESCRIPTION OF WORK AND INTENDED USE:

NEW BUILDING / SIGN SHOP

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: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 10 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

C.O. released 6-23-88 MS.

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.)

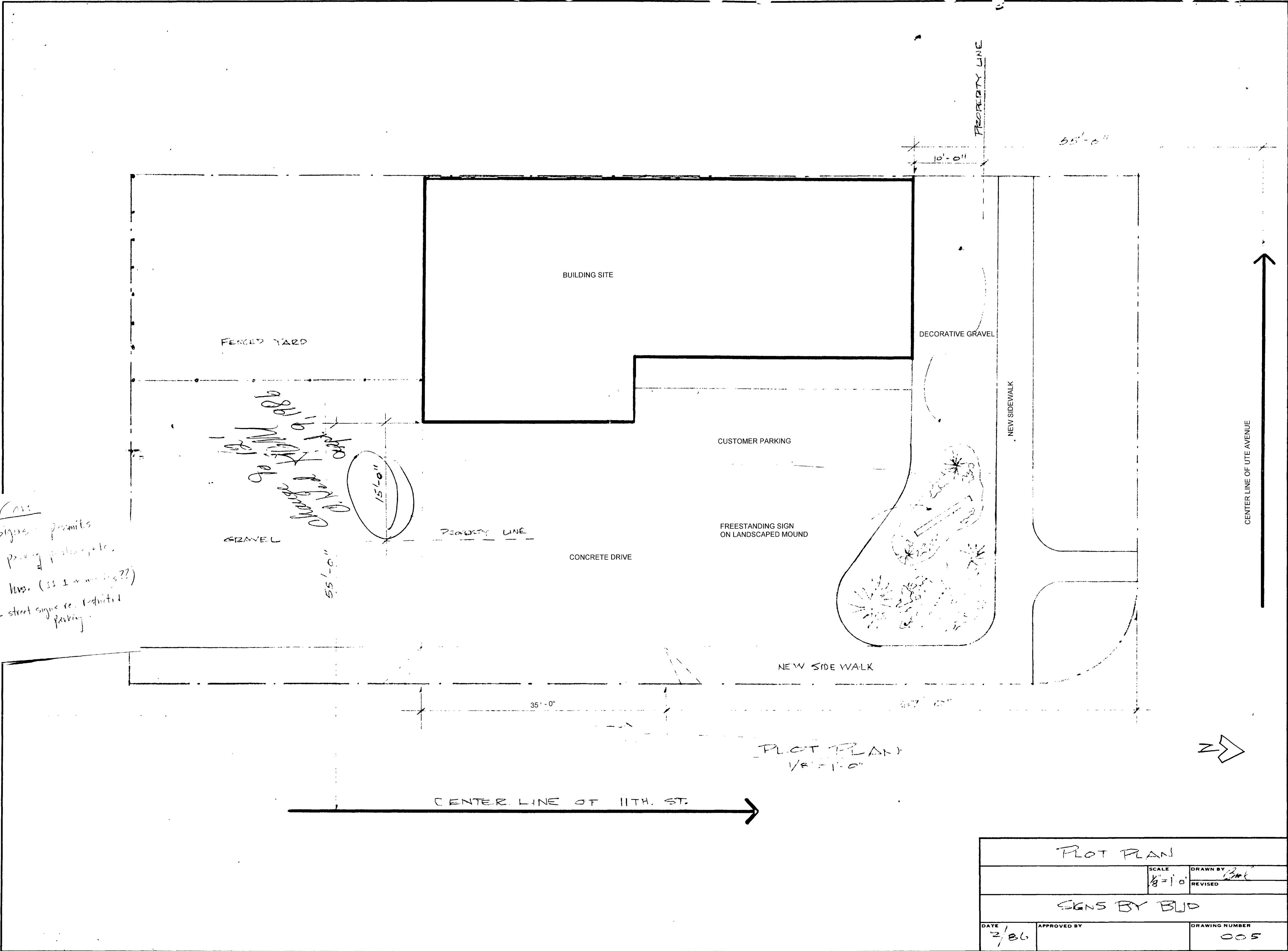
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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 RESULT IN LEGAL ACTION.

DATE APPROVED: 8/22/86

APPROVED BY: [Signature]

[Signature]
SIGNATURE



Notes:
 - signs permits
 - paving of driveway
 - lvs. (is it a new tree??)
 - street signs re. adjusted paving

Change to 15'-0" from 10'-0" for 10'-0" depth of gravel

PLOT PLAN
 1/8" = 1'-0"

PLOT PLAN	
SCALE 1/8" = 1'-0"	DRAWN BY BUD
REVISED	
SIGNS BY BUD	
DATE 2/26	APPROVED BY
DRAWING NUMBER 005	