

DATE SUBMITTED: 10-14-87

PERMIT # 28978

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 220 So 13th St.

SQ. FT. OF BLDG: 640

SUBDIVISION: KEITH'S

SQ. FT. OF LOT: 6250

FILING # BLK # N LOT # 182

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-133-18-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: M/T INVESTMENTS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1225 N. 23rd St., 47.

OFFICE

PHONE: 241-6513

DESCRIPTION OF WORK AND INTENDED USE:
CONVERT HOME TO OFFICE USE

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 40, 6 S 0 R 0

GEOLOGIC HAZARD: YES NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: 3

TRAFFIC ZONE: 410

LANDSCAPING/SCREENING: Landscaping

SPECIAL CONDITIONS: Dust Free Surface for parking & driveway. Will keep City engineer for curb cuts, driveway widths etc.

shall consist of planting grass, cottonwoods or as suggested by street program

as existing trees are removed, replacement will be used or similar other landscaping (grass, plants)

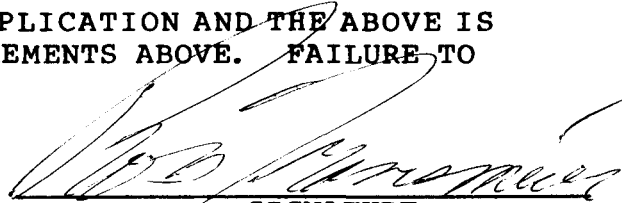
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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: 10-14-87

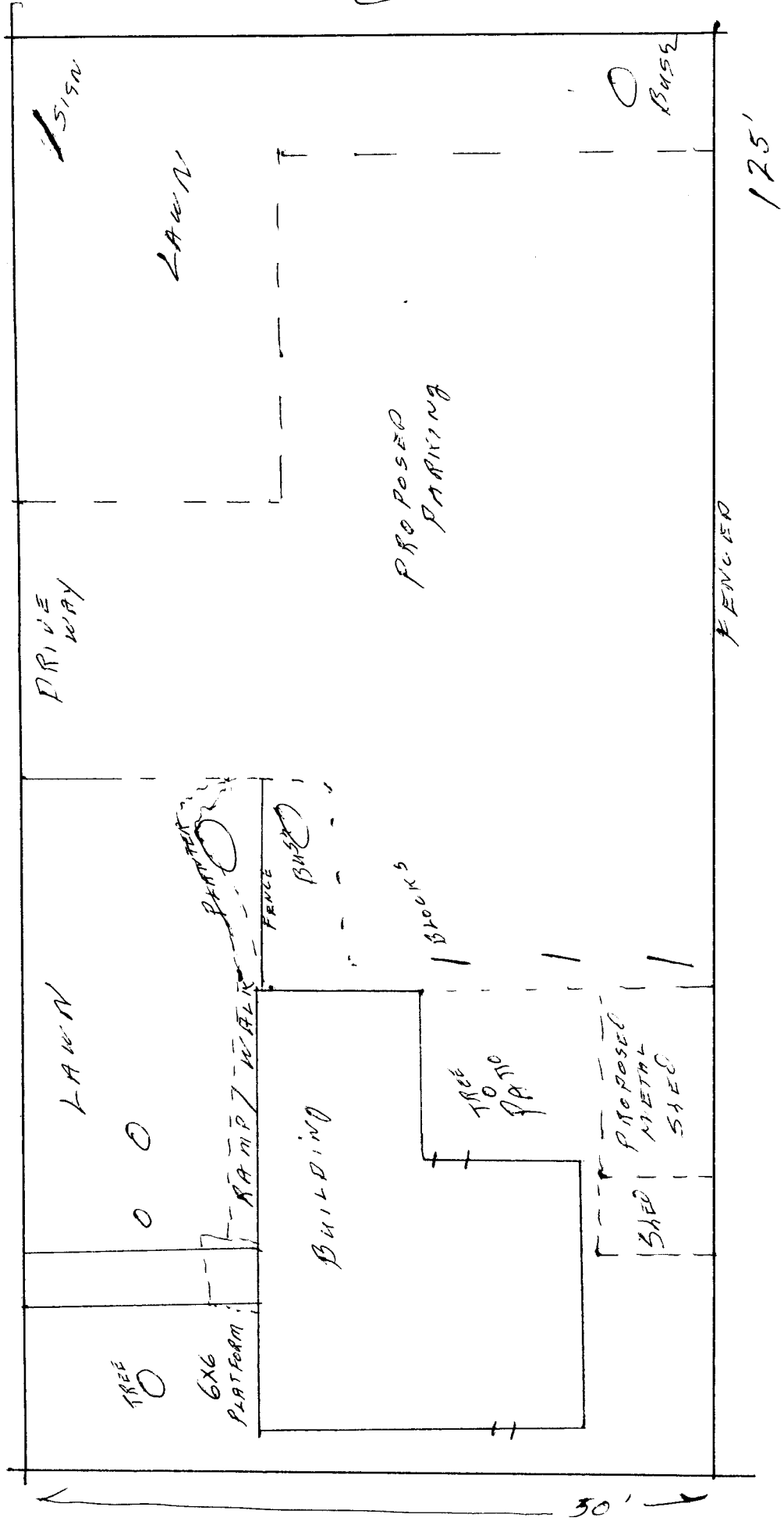
APPROVED BY: Linda


SIGNATURE

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COTO RADO

NA

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M/T INVESTMENTS
270 So 1312