

DATE SUBMITTED: 10-20-87

PERMIT # 29058

FEE 20.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 55725 RD.

SQ. FT. OF BLDG: 6500 ^{sq ft}

SUBDIVISION: _____

SQ. FT. OF LOT: 87132 ^{sq ft}

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-091-00-069
2945 094-00-047

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: GRAND MESA MARINE

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: _____

PHONE: 242-7171

DESCRIPTION OF WORK AND INTENDED 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

SETBACKS: F 45' S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40' (all structures)

CENSUS TRACT #: 9

PARKING SPACES REQ'D: 10% of display area or 4 spaces

TRAFFIC ZONE: A 9

LANDSCAPING/SCREENING: minimum of

SPECIAL CONDITIONS: Certificate of Occupancy will be released only after completion of all site requirements

1,031 sq. ft. of planting beds, ground cover of bark etc (no rock ground covers)

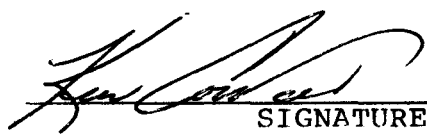
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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: 10-27-87

APPROVED BY: Mike Sutherland


SIGNATURE

