

DATE SUBMITTED: 11-6-87

PERMIT # 29061  
~~2887~~

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 244 26 1/2 Rd

SQ. FT. OF BLDG: 327

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 57500

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2945 263 00941

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
6

PROPERTY OWNER: City of Grand Jct.

ADDRESS: 250 N 5th

PHONE: 244 1578

DESCRIPTION OF WORK AND INTENDED USE:  
Climate Storage Bldg.

USE OF ALL EXISTING BUILDINGS:  
Water Treatment/Storage

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

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**FOR OFFICE USE ONLY**  
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ZONE: P2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20 PL S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 13

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 87

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: 10 foot setback if near residential in side of rear

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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.)  
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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: 11-6-87

APPROVED BY: Linde

[Signature]  
SIGNATURE  
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