

DATE SUBMITTED: 4-9-87

PERMIT # 27440

FEE \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2115 Grand Ave

SQ. FT. OF BLDG: 25x80

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

SQ. FT. OF LOT: 9.31 Acres

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-134-00-963

PROPERTY OWNER: MCVSD #51

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2115 Grand Ave

PHONE: 2452422

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.

equipment shed.

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### FOR OFFICE USE ONLY

ZONE: P2

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

SETBACKS: F \_\_\_\_\_ S 0 R 0

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

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

CENSUS TRACT #: 7

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

TRAFFIC ZONE: 39

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

SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND 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: 4-9-87

APPROVED BY: Lindi

John Gammill  
SIGNATURE

A.V. Carpenter's Shop  
Offices

Wash Rack

Garage Bld #3

Gasoline Storage

Bus parking

Grand Ave

Bus Parking

Bus parking

Bld #7

Equipment shed

Bld #5

Bld #6

6' C.I.

23rd

24th

TRUE POINT OF BEGINNING

