

DATE SUBMITTED: 11/12/87

PERMIT # 29117

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2571 Hwy. 6 & 50

SQ. FT. OF BLDG: 360

SUBDIVISION: N/A

SQ. FT. OF LOT: 87150

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

NUMBER OF FAMILY UNITS: N/A

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

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

2945-151-00-095

1

PROPERTY OWNER: Dave McDonald

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

ADDRESS: 555 Garfield Dr.

motorcycle sales and service

PHONE: 245-0812

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.

enclosure of existing 18'x20' area.

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**FOR OFFICE USE ONLY**

ZONE: O-1

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

SETBACKS: F 55' S 0 R 0

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

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

CENSUS TRACT #: \_\_\_\_\_

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

TRAFFIC ZONE: 11

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

SPECIAL CONDITIONS: 9

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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 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 ORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 11/12/87

APPROVED BY: [Signature]

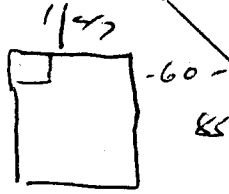
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SIGNATURE

210

206.95

2571

Hwy 6450



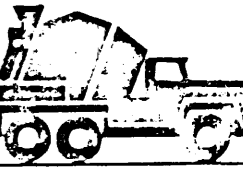
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**REDI-MIX  
SAND & GRAVEL  
PAVING**

618 Dike Road • Box 476 • Grand Junction, CO 81502



(303) 243-4900

(303) 242-2196



OWNER  
 DAVID McDonald  
 2571 Hwy 6+50  
 Independent Pump Co  
 948 3rd Ave Grand Jct  
 INSTALL 2 500 GAL Above Ground Tanks  
 DIRT DIKE  
 PRESSURE VAC VENTS

