

DATE SUBMITTED: 10/5/88

PERMIT # 31476

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2724 Hwy 50 S.

SQ. FT. OF BLDG: 360 sq'

SUBDIVISION: _____

SQ. FT. OF LOT: n/a

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: n/a

TAX SCHEDULE NUMBER:
2945-252-15-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: M. Einspahr Young's Gen Contr

USE OF ALL EXISTING BUILDINGS:
Business - Commercial

ADDRESS: 2936 B rd 81503

PHONE: 242-9589

DESCRIPTION OF WORK AND INTENDED USE:

Construction of paint booth

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: H.O.

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 15' R 15'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 84

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: _____

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.)

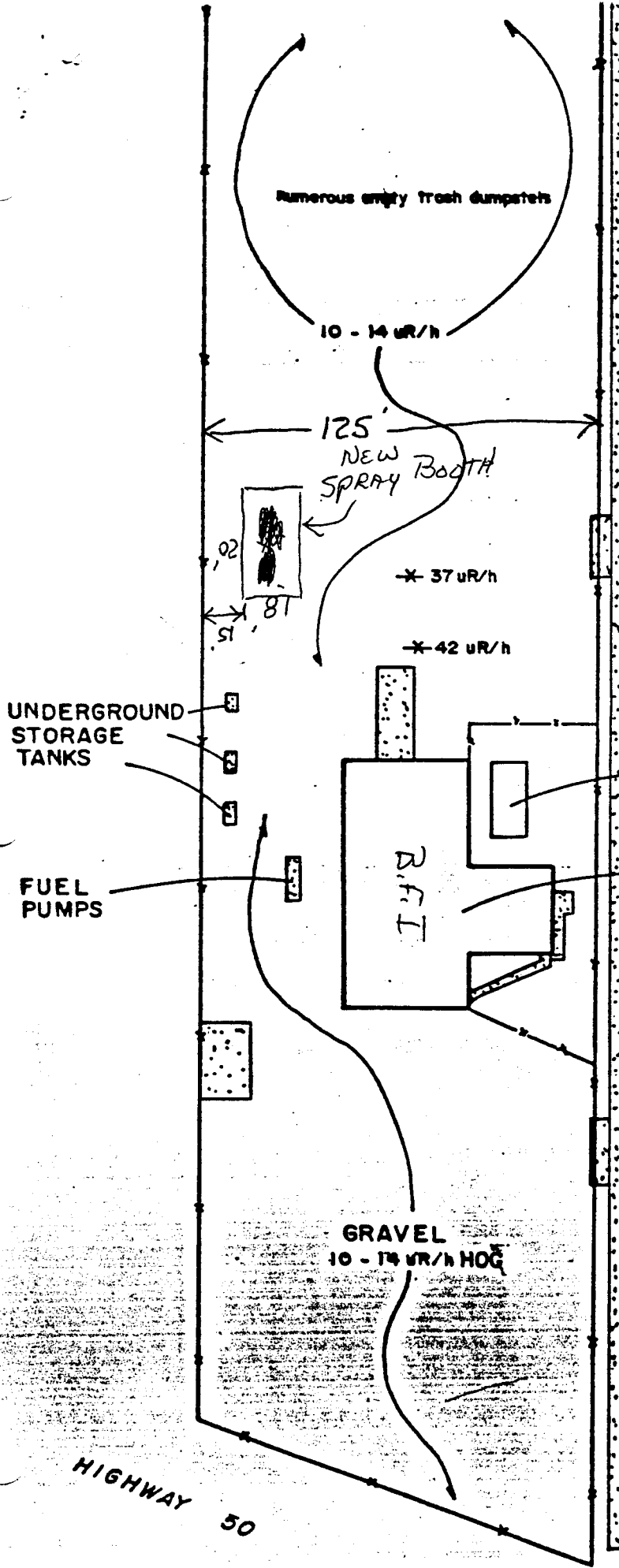
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 10/5/88

APPROVED BY: Jenni

[Signature]
SIGNATURE



FISCHER AVE.

HIGHWAY 50



6J 07383
2724 HIGHWAY 50 SOUTH

PLOT PLAN

2724 South Highway 50, Grand Junction, Colorado
 GJ 07383