

DATE SUBMITTED: 6/16/88

PERMIT # 30692

FEE \$10 00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2508 Hy 6850

SQ. FT. OF BLDG: 700

SUBDIVISION: _____

SQ. FT. OF LOT: 7000 APPROX

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-103-00-056

1

PROPERTY OWNER: Costal Corp / AUR Freight

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2504 Hy 6850

AUR Freight / OFFICE

PHONE: 242-6465 / 278-9900

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.

Erect FD VDC OFFICE

FOR OFFICE USE ONLY

NE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 0' S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 3

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Landscape plan

75% of 1st 5 ft. frontage

submitted prior to requesting C.O.

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: 6/16/88

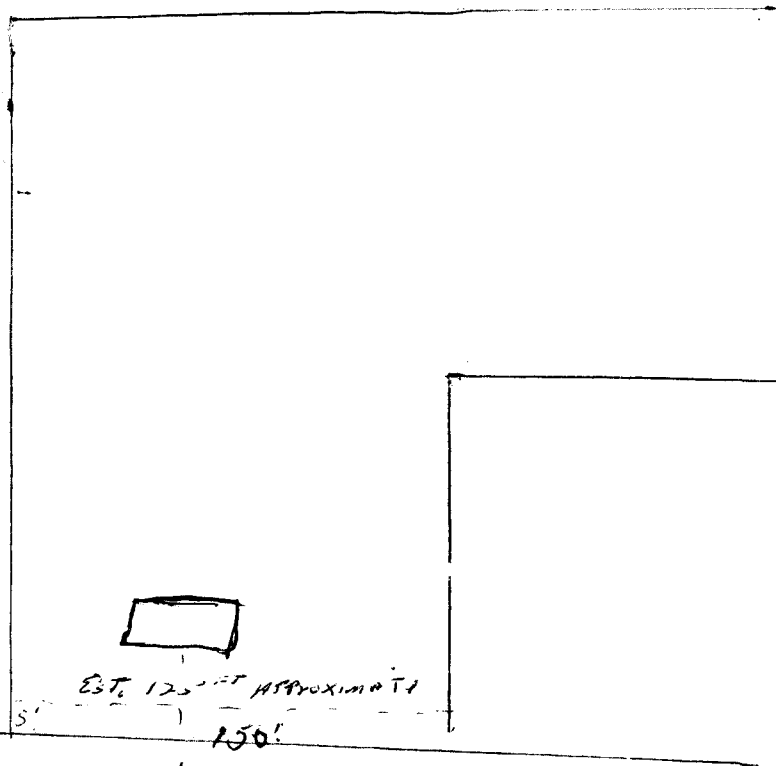
APPROVED BY: Paul Metzner

[Signature]
SIGNATURE

Robt Quality Housing
- 2508 6850

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FRIGHT



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