

DATE SUBMITTED: 6-15-89

PERMIT # 33260

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2060 Main

SQ. FT. OF BLDG: X 1200'

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-134-00-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
X 1

PROPERTY OWNER: John Martin

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2060 Main

X Motorcycle shop

PHONE: 242-9495

DESCRIPTION OF WORK AND INTENDED USE:
X Elevel Existing shed Roof

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

NE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 17 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING: _____

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.

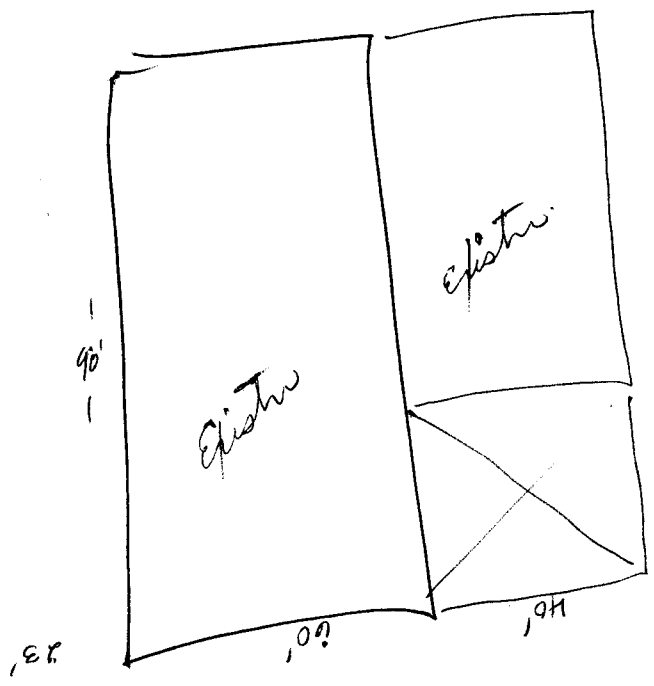
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6-15-89

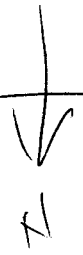
APPROVED BY: Ann Litzel

Duffin McQueen
SIGNATURE

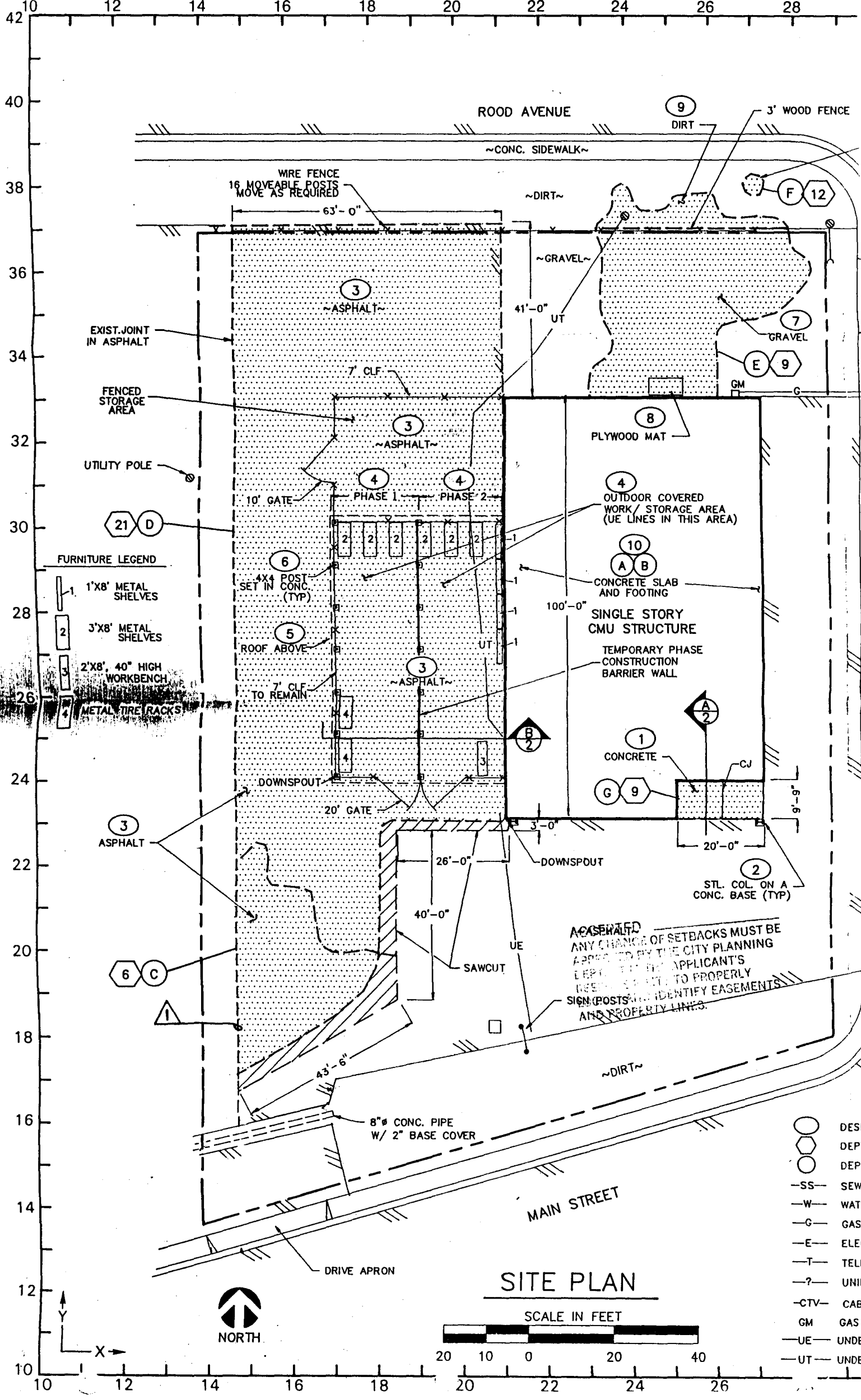
Main st



- 25' -



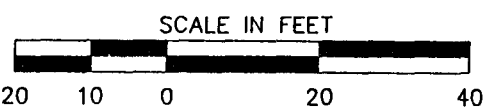
30'



- FURNITURE LEGEND**
- 1. 1'x8' METAL SHELVES
 - 2. 3'x8' METAL SHELVES
 - 3. 2'x8', 40" HIGH WORKBENCH
 - 4. METAL TIRE RACKS

ACCENTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. BY THE APPLICANT'S
 REPRESENTATIVE TO PROPERLY
 SIGN POSTS TO IDENTIFY EASEMENTS
 AND PROPERTY LINES.

SITE PLAN



- DESIGN
- DEPTH
- DEPOS
- SS- SEWER
- W- WATER
- G- GAS LI
- E- ELECTF
- T- TELEPH
- ?- UNDER
- CTV- CABLE
- GM GAS ME
- UE- UNDERG
- UT- UNDERG

