

See permit # 29850

DATE SUBMITTED: 8/3/88

PERMIT # 31151

See #59-89

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2906 NORTH AVE

SQ. FT. OF BLDG: APPROX 1000

SUBDIVISION: Flynn

SQ. FT. OF LOT: 32,900

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-08-312-0019

1

PROPERTY OWNER: JAMES FLYNN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 165 WILLOW BROOK RD

PHONE: 243-6285

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.

plan a metal building

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 55' ^{from center line} S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 11

PARKING SPACES REQ'D: to be determined when use is planned

TRAFFIC ZONE: 52

LANDSCAPING/SCREENING: see attached

* SPECIAL CONDITIONS: C.O. will not be issued until a use is determined & all requirements met - see attached

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: 8/3/88

APPROVED BY: Kathy Postma

James M. Depina
SIGNATURE



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: Jim Flynn
FROM: Kathy Portner *KP*
DATE: August 1, 1988
RE: Planning Clearance for placement of a metal building at 2906 North Avenue
(2943-083-12-001).

A Planning Clearance will be issued for the placement of a metal building at 2906 North Avenue. However, the Certificate of Occupancy (C.O.) will not be released until a use is determined for the building and the following conditions are met:

1. Adequate parking is provided for the proposed use.
2. 75% of the first 5 feet of the property along North Avenue is landscaped as per the Planning Clearance issued 3/24/88 (Building Permit #29850).
3. Screening is provided if necessary.
4. Any other requirements for the specific use are satisfied.

/kp
xc: Building Department
Attached to Planning Clearance

245-6636

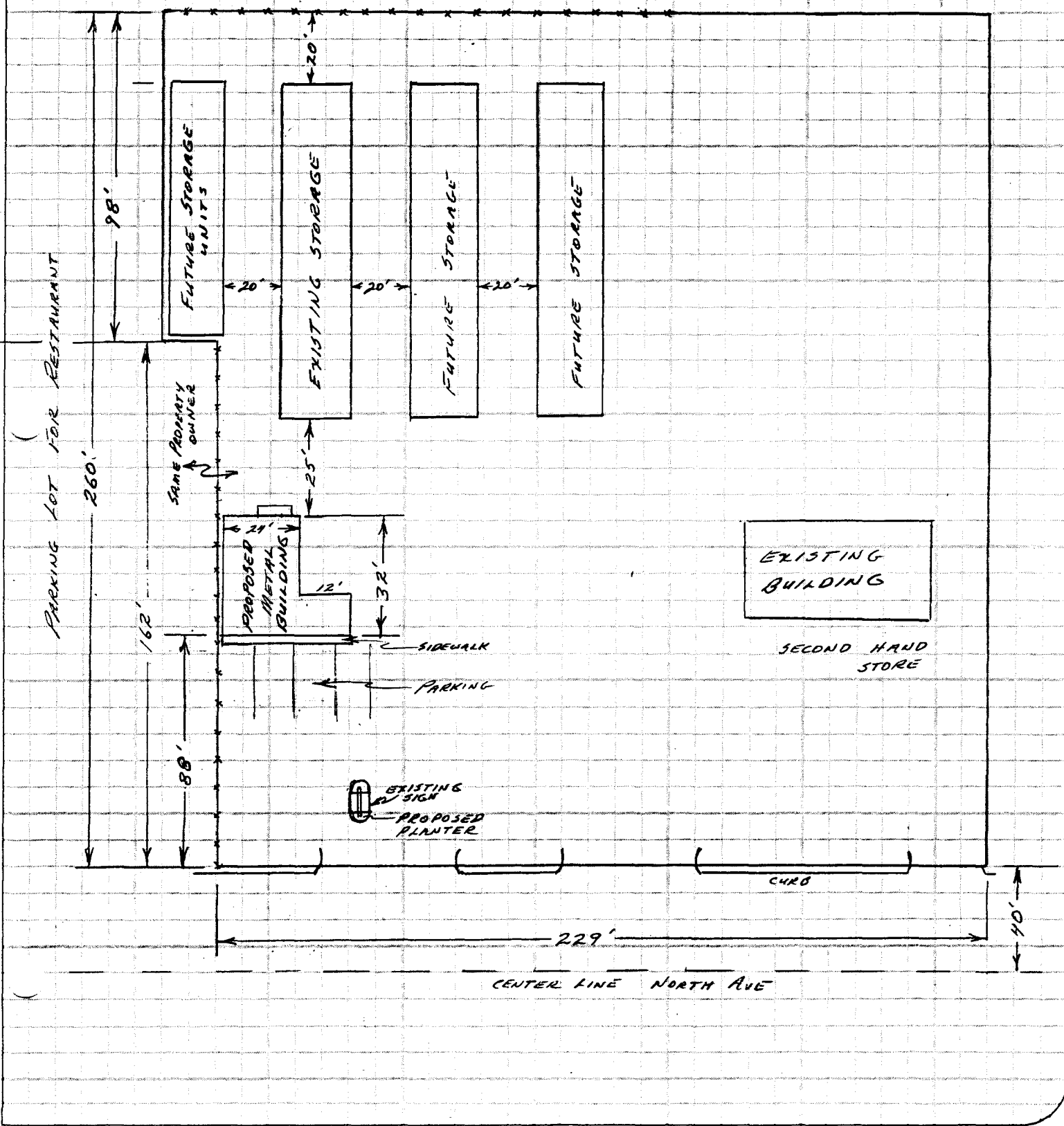
PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.
Palisade, Colorado 81526
434-6637

Client JIM FLYNN
Project 2906 NORTH AVE
Subject PHONE 243-6285

Sht ___ of ___
Job ___
Date 7-20-88
by RSP

PLOT PLAN



PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.
Palisade, Colorado 81526
434-6637

Client _____ Sht _____ of _____
Project _____ Job _____
Subject _____ Date _____
by _____

