

DATE SUBMITTED: 4-21-88

PERMIT # 30098

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1300 PATTERSON

SQ. FT. OF BLDG: 1440

SUBDIVISION: _____

SQ. FT. OF LOT: 39,040

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 4

TAX SCHEDULE NUMBER:
1A45-013-00-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: DAN GEER

USE OF ALL EXISTING BUILDINGS:
YES Residential 4-plex

ADDRESS: 1300 PATTERSON

PHONE: 243-1200

DESCRIPTION OF WORK AND INTENDED USE:
NEW BUILDING - Insurance Office Only

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: PB-Planned Business

FLOODPLAIN: YES _____ NO

SETBACKS: F 75.5' from ^{west: 34'} 200'
_{back of walk} 32' _{Set: 36.35'R}

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 5 minimum } Per
LANDSCAPING/SCREENING: lawn & berms } revised site
to screen front parking / final site plan } Plan
& landscaping to be approved. file # 28-86

TRAFFIC ZONE: 21

SPECIAL CONDITIONS: This approval for building location only. M.S.

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.)

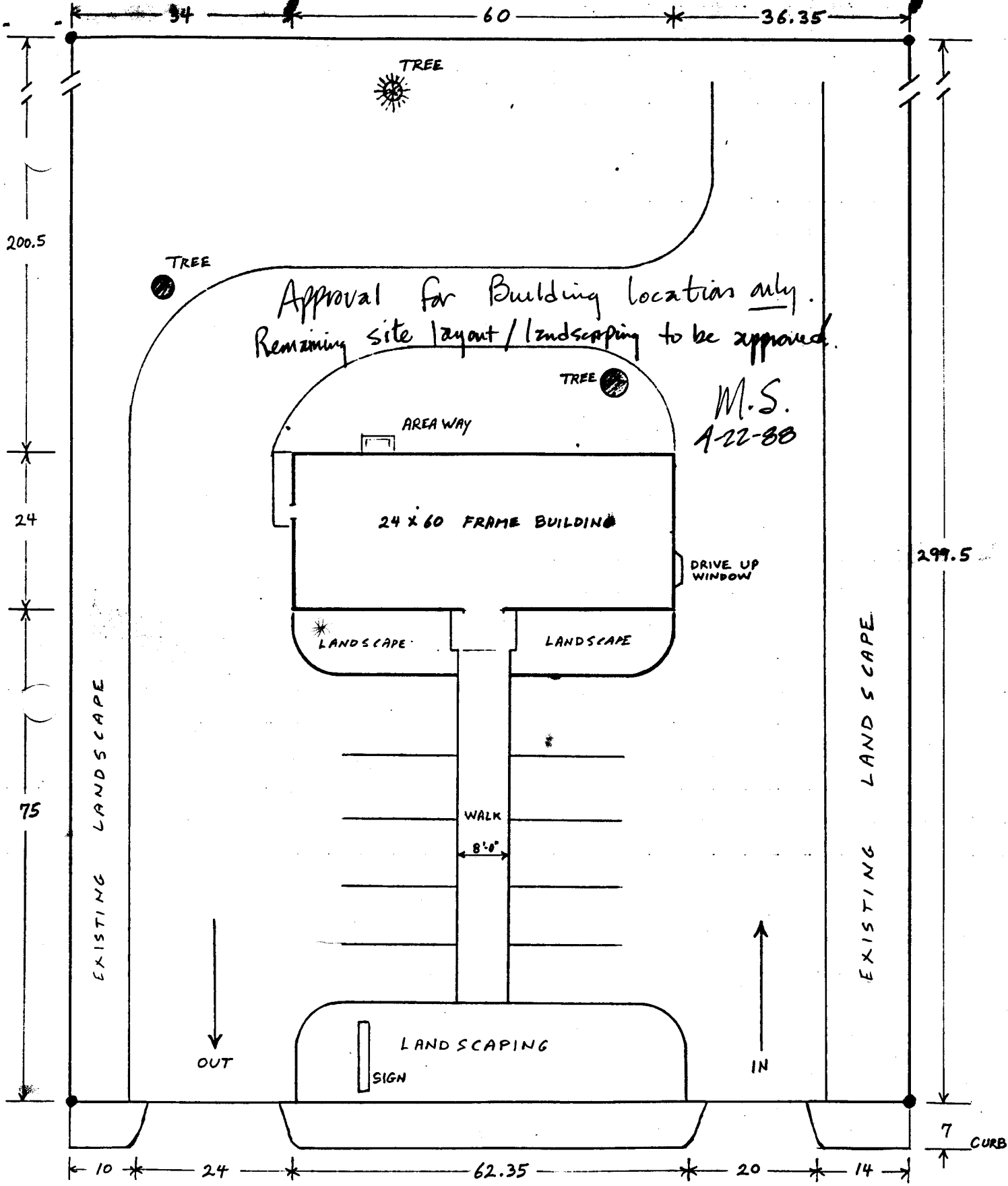
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4-22-88

APPROVED BY: Mike Suthela C

Dan Geer
SIGNATURE



AMCON

(303) 245-1000

AMCON BUILDING SYSTEMS
 A DIVISION OF PRINCIPAL BUILDING COMPANY

3189 Mesa Avenue • Grand Junction, Colorado 81504

SITE PLAN 4/20/88

1" = 20'-0"

DAN GEER BUILDING
 1300 PATTERSON ROAD
 GRAND JUNCTION, CO 81506