

DATE SUBMITTED: 10-25-89

PERMIT # 34352

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 573 25 1/2 rd

SQ. FT. OF BLDG: 7000

SUBDIVISION: MINERVA

SQ. FT. OF LOT: 25,000

FILING # \_\_\_\_\_ BLK # 1 LOT # 1

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-102-10-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
-0-

PROPERTY OWNER: LEONARD YOUNG

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2964 HERIOSA

COMMERCIAL

PHONE: 245-4923

DESCRIPTION OF WORK AND INTENDED USE:  
OFFICE STORAGE

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 40 S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 1 employee 8 space

TRAFFIC ZONE: 24

LANDSCAPING/SCREENING: at see plan

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 10-25-89

APPROVED BY: Bobbie D. Kingston Clarence Metzger SIGNATURE 9/30/91