

DATE SUBMITTED: Oct. 13, 1989

PERMIT # 34544

FEE \$ 20.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 552 25 Rd., Bldg. B

SQ. FT. OF BLDG: 5000

SUBDIVISION: _____

SQ. FT. OF LOT: 12,000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER: 2945-102-00-108

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

1

PROPERTY OWNER: Steve Mccallum

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 584 25 Rd. NUB 11
Grand Junction, CO

Secrest Auto Body

PHONE: 243-4642

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.

Commercial Bldg.

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 7

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: existing

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.

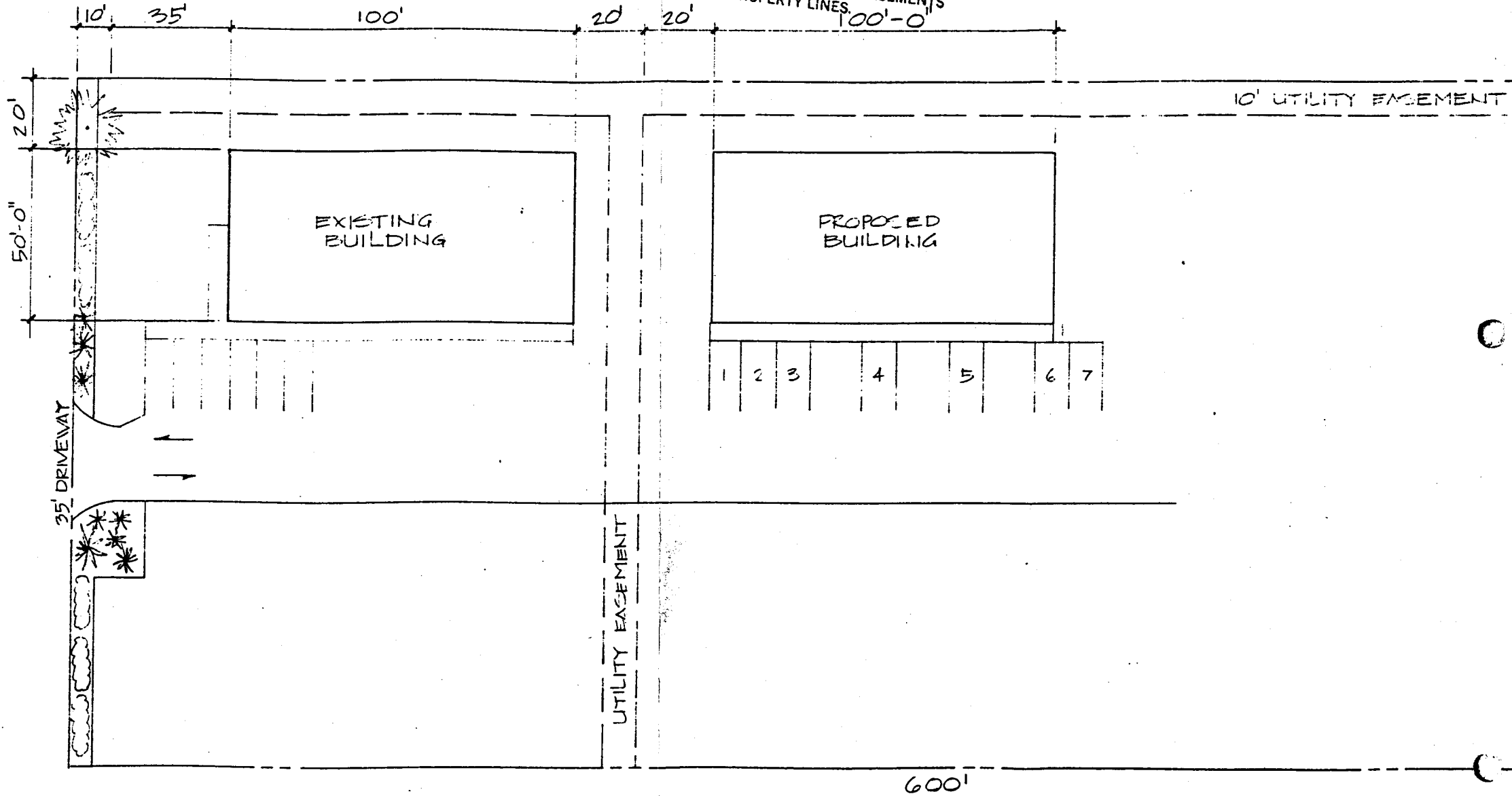
DATE APPROVED: 11/13/89

APPROVED BY: Paul Metzger

Kelly Ford
SIGNATURE

ACCEPTED 11/13/89
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

25 ROAD



10' UTILITY EASEMENT

EXISTING
BUILDING

PROPOSED
BUILDING

1 2 3 4 5 6 7

UTILITY EASEMENT

600'