

DATE SUBMITTED: 2/15/89

PERMIT # 32268

FEE \$20.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 552 25RD

SQ. FT. OF BLDG: 6750

SUBDIVISION: _____

SQ. FT. OF LOT: 120,000 +

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: - 0 -

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-102-00-108

NONE

PROPERTY OWNER: S McCallum

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 584 25RD

PHONE: 3-4642 2-1423

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.

AUTOMOTIVE MAINT & Auto body

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' of 25RD S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 2 space / 300 sq gross w/ service stalls counting towards # req'd.

TRAFFIC ZONE: 10

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.

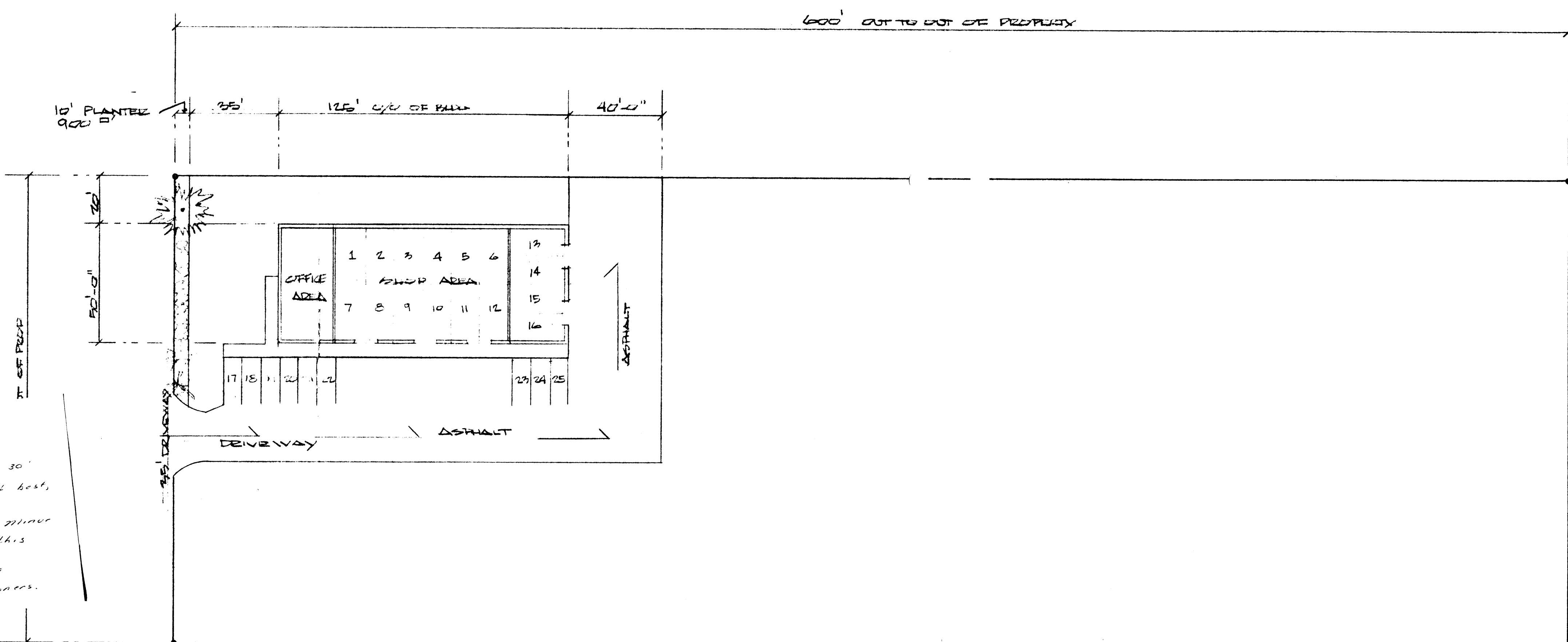
DATE APPROVED: 2/15/89

S McCallum
SIGNATURE

APPROVED BY: [Signature]

c/c 2/26/91

2/15/89 *fill*



Don - Since McCullum purchased this property "subject to the West 30' to Don" This constitutes, at best, a statutory dedication, a dedication in class but as a private property requiring 40' from this property. I would like to request a conveyance of 40' from the owner. 2/15/89

Don - Please review this plan with regard to access onto 25 Road. The tax # is 2145-102-00-108. Thanks, Mike
P.S. - We'll need this copy. Place to attach to Planning Clearance

Mike - Dedication of right-of-way would probably have to be voluntary Don

Trolley Park 552 25 Road			
DATE	APPROVED BY	DRAWING NUMBER	SCALE
2-14-89	M.E./K	1	1/2" = 1'
DRAWN BY		REVISED	
D.L.C. P. 1/11/89			
PLOT PLAN			