

DATE SUBMITTED: 9/27/89

PERMIT # 34088

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2212 College Place

SQ. FT. OF BLDG: 450

SUBDIVISION: Plaza 25

SQ. FT. OF LOT: 10,647

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 2

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-111-28-002

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
—

PROPERTY OWNER: Robert & Joan Lucas

USE OF ALL EXISTING BUILDINGS:  
—

ADDRESS: 2000 N. 8th St.

PHONE: 242-7044

DESCRIPTION OF WORK AND INTENDED USE:

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

Erect pre-fab storage  
Metal Storage building

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### FOR OFFICE USE ONLY

ZONE: RMF-64

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

SETBACKS: F 20 S 3 R 10

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

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 5

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: Storage to be used  
for adjacent apt. complex

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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 AND 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: 9/27/89

APPROVED BY: Kathy Fortin

Robert L. Lucas  
SIGNATURE

STORAGE BUILDING LOCATION  
LOT 2 PLAZA SUB-DIVISION  
(2212 COLLEGE PLACE

BOOKCLIFF AVE.

180'  
1047 BOOKCLIFF

60'  
1057 BOOKCLIFF

165.09'

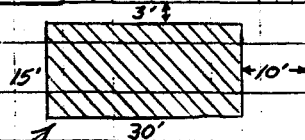
APT.  
HO.

ACCEPTED *RP* 9/27/89  
ANY CHANGES OR SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

LOT 3  
PLAZA 25 S.D.

75.14'

87'



PROPOSED STORAGE BUILDING

COLLEGE PLACE  
Public St R.D.W.

LOT 2 (2212 COLLEGE PLACE)  
PLAZA 25 S.D.

78'

25'

225.05'

LOT 1 (2206 COLLEGE PLACE)  
PLAZA 25 S.D.

1" = 30'

R.A.L. 9-89