

DATE SUBMITTED: Feb 22, 1989

PERMIT # 32385

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2464 F Road

SQ. FT. OF BLDG: 1500

SUBDIVISION: Lamb

SQ. FT. OF LOT: 19,000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: - 0 -

TAX SCHEDULE NUMBER:
2945-044-00-062

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
one (1)

PROPERTY OWNER: Keith Purser

USE OF ALL EXISTING BUILDINGS:
storage

ADDRESS: 2555 I Rd G. J.

PHONE: 243-3617

DESCRIPTION OF WORK AND INTENDED USE:
Green house for nursery

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

NE: PB

FLOODPLAIN: YES _____ NO X

SETBACKS: F as proposed S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 1/250 sq. ft. of sales area = 6 spaces

TRAFFIC ZONE: 24

LANDSCAPING/SCREENING: existing & proposed

SPECIAL CONDITIONS: An amended final plan must be processed and approved for this use on a permanent basis.

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.

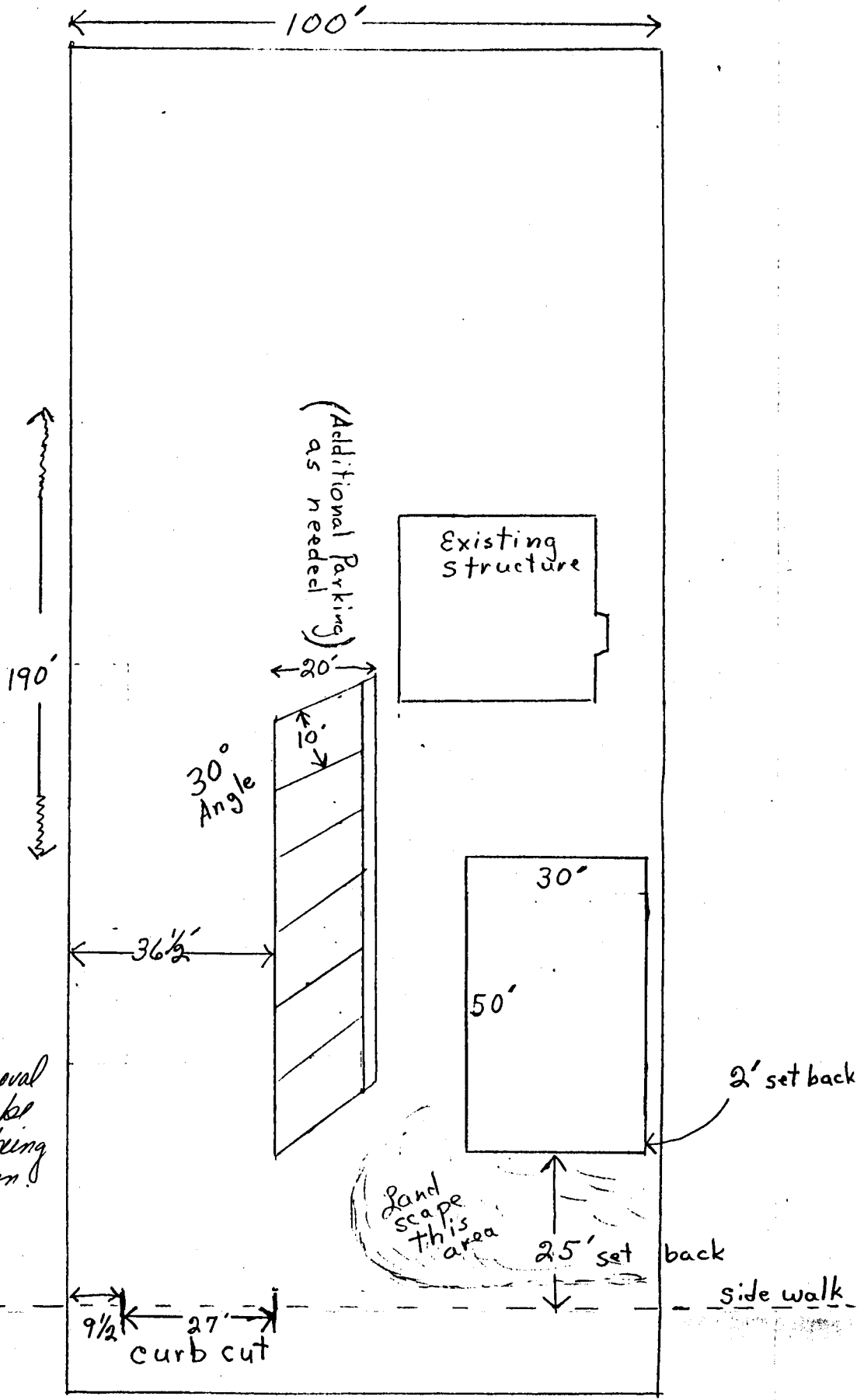
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 2/22/89

Keith Purser
SIGNATURE

APPROVED BY: Kathy Purser

Scale #40



ACCEPTED *KP 2/22/89*
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.

This is a temporary approval. Approval on amended final plan will be required prior to the greenhouse being set on a permanent foundation. KP.

"F" Road

Plot Plan
2464 F. Road