

DATE SUBMITTED: 8-14-81

PERMIT # 33680

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2413 HWY 6450

SQ. FT. OF BLDG: 350 # Addition

SUBDIVISION: Arrow Square

SQ. FT. OF LOT: _____

PILING # _____ BLK # _____ LOT # 3

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-091-07-~~002~~⁰⁰¹

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: William A Nelson

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: C/O Elaine Basham

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

Addition of 13x24' Upper office

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

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: 15

TRAFFIC ZONE: 11

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 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: 8-14-81

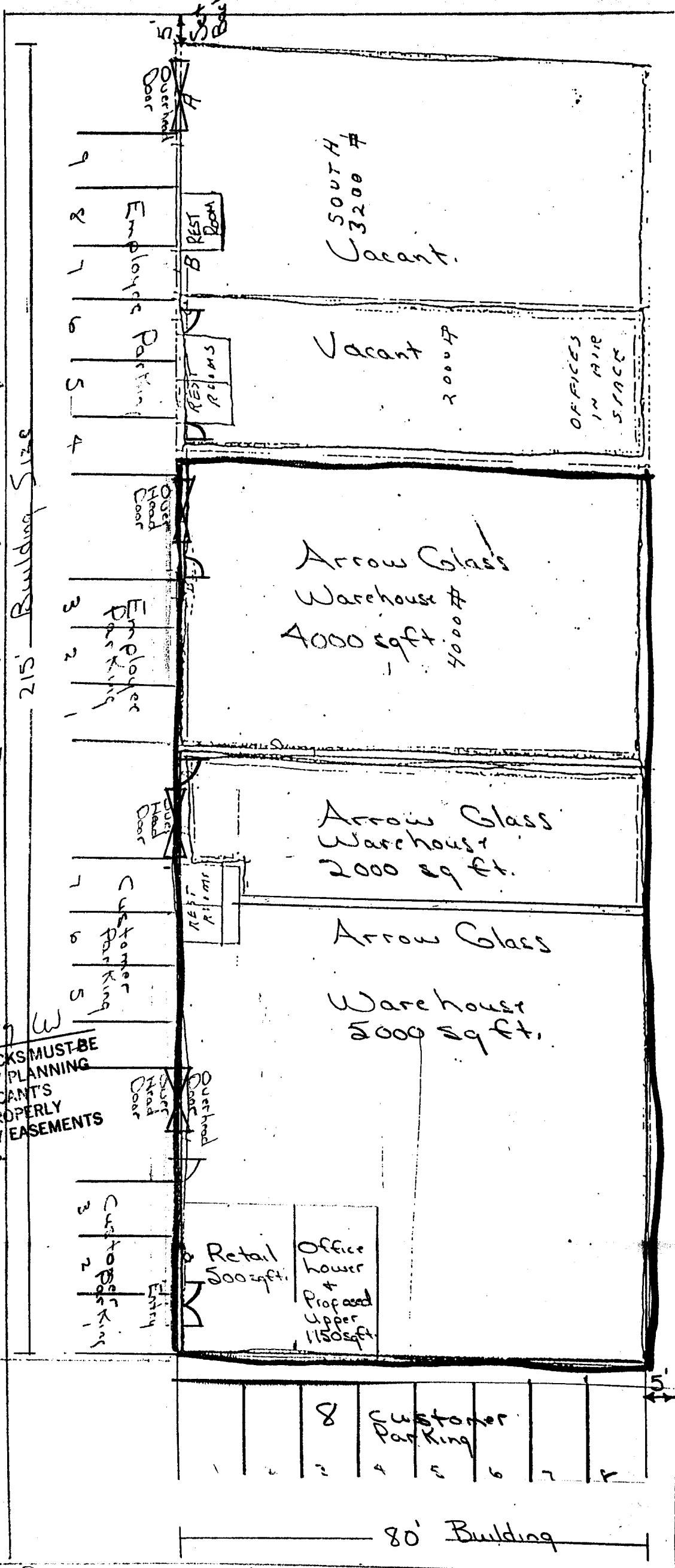
APPROVED BY: Linck Wetzel

[Signature]
SIGNATURE

Customer Parking = 15
 Employee Parking = 9

Retail
 Requirements
 500 sqft = 2 spaces
 Office
 1150 sqft = 4 spaces
 Wholesale
 7 employee = 7 spaces
 2 visitors = 2 spaces
 Total = 15 spaces.

250' Lot Size
 215' Building Size



ACCEPTED 8/14/87
 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.

Phone 0206-142

Frontage 80' 110' Lot Size

5' Set Back