

DATE SUBMITTED: 10/19/90

PERMIT # 37205

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2507 U.S. Highway 6 + 50 SQ. FT. OF BLDG: 720

SUBDIVISION: none SQ. FT. OF LOT: 300' x 300'

FILING # large legal description BLK # LOT # NUMBER OF FAMILY UNITS: 8

TAX SCHEDULE NUMBER: 2045-103-00-069 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Pioneer Mobile Homes

ADDRESS: Pueblo, Colo.

PHONE: Unknown

USE OF ALL EXISTING BUILDINGS: 1 sales office - this one for limited office

DESCRIPTION OF WORK AND INTENDED USE:

Use from storage bldg to limited use for office space.

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 S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT:

CENSUS TRACT #: 9

PARKING SPACES REQ'D: drinking

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: Oct. 18, 1990

APPROVED BY: J. Wallace (KP)

Carl Haynes
SIGNATURE