

DATE SUBMITTED: 10/2/90

PERMIT # 37038

FEE 410.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2507 Highway 6 + 50

SQ. FT. OF BLDG: 690

DIVISION: none

SQ. FT. OF LOT: 7000

PLANNING # 10 BLK # 10 LOT # 10

NUMBER OF FAMILY UNITS: 1

PERMIT SCHEDULE NUMBER: 2945-103-00069

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: James M. ...

USE OF ALL EXISTING BUILDINGS: Auto Parts Shop & Shop

ADDRESS: 2507 Highway 6 + 50

PHONE: 845-0020

DESCRIPTION OF WORK AND INTENDED USE: repair building that portable building from north side to the existing building used for storage Bldg.

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: C.2

FLOODPLAIN: YES NO ✓

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES NO ✓

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 10009

PARKING SPACES REQ'D: 10% of display area

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: area

SPECIAL CONDITIONS:

MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION SHALL NOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

APPROVED: 10/2/90

APPROVED BY: [Signature]

[Signature]
SIGNATURE