

DATE SUBMITTED: 5-14-90

PERMIT # 35881

FEE \$10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2896 I70 Bus. Loop.

SQ. FT. OF BLDG: 600

SUBDIVISION: O'Velt

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2943-181-12-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
one

PROPERTY OWNER: Denny Lucas

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2896 I70 Bus. Loop

Repair shop.

PHONE: ~~241~~ 241-5011

DESCRIPTION OF WORK AND INTENDED USE:  
Storage

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

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**FOR OFFICE USE ONLY**

ZONE: I-1

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

SETBACKS: F 55 S PL R PL

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

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

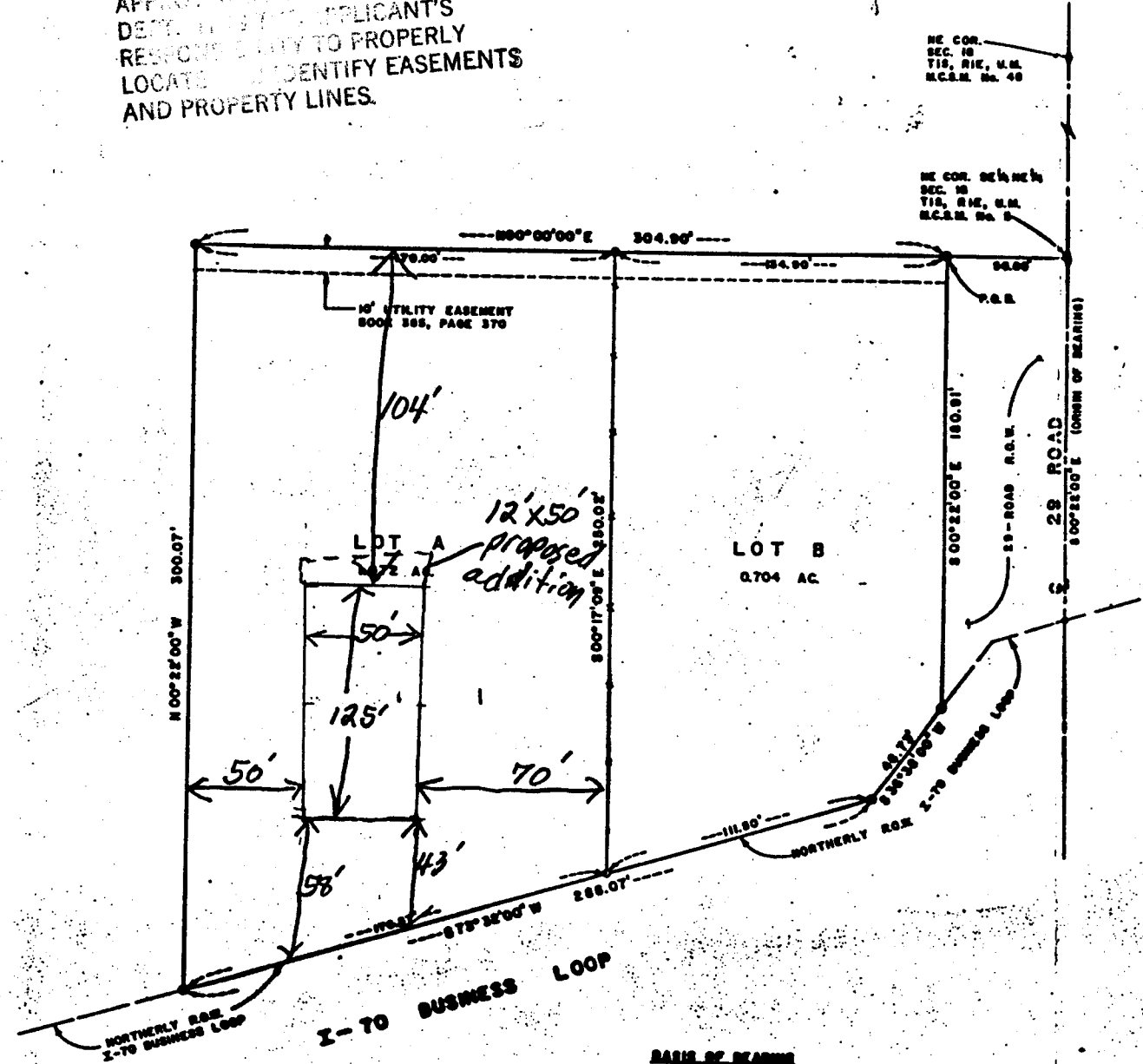
DATE APPROVED: 5-14-90

APPROVED BY: Andi Wetzal

Denny Lucas / Done Received  
SIGNATURE

ACCEPTED LAW 5-14-90  
 ANY CHANGES OR REVISIONS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

O'DELL SUBDIVISION



**BASE OF BEARING**  
 The base of bearing shown on this plat was obtained by using the bearing determined by a survey by Survey Engineers, Inc., dated 2/8/76, between the NE Corner of Section 10 and the NE Corner of the SE 1/4, NE 1/4 of Section 10, T18, R1E, U.M. Meridian. Both of these corners are the same Wood County Survey Marker brass caps used in the 1874 survey.