

DATE SUBMITTED: May 18, 1990

PERMIT # 35904

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

4600 # existing bldg

BLDG ADDRESS: 2508 Ind CT.

SQ. FT. OF BLDG: 2400 addition

SUBDIVISION: CARMACK MINOR SUB

SQ. FT. OF LOT: 1.76 A.

FILING # BLK # LOT # 5

NUMBER OF FAMILY UNITS: NONE

TAX SCHEDULE NUMBER:
2945-102-25-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: JACK O. LEACH

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2158 K ROAD

Shop.

PHONE: 242-3813

DESCRIPTION OF WORK AND INTENDED USE:
Additional

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 25' S 0' R 0'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 40'
from center of road

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 8

TRAFFIC ZONE: 10

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.

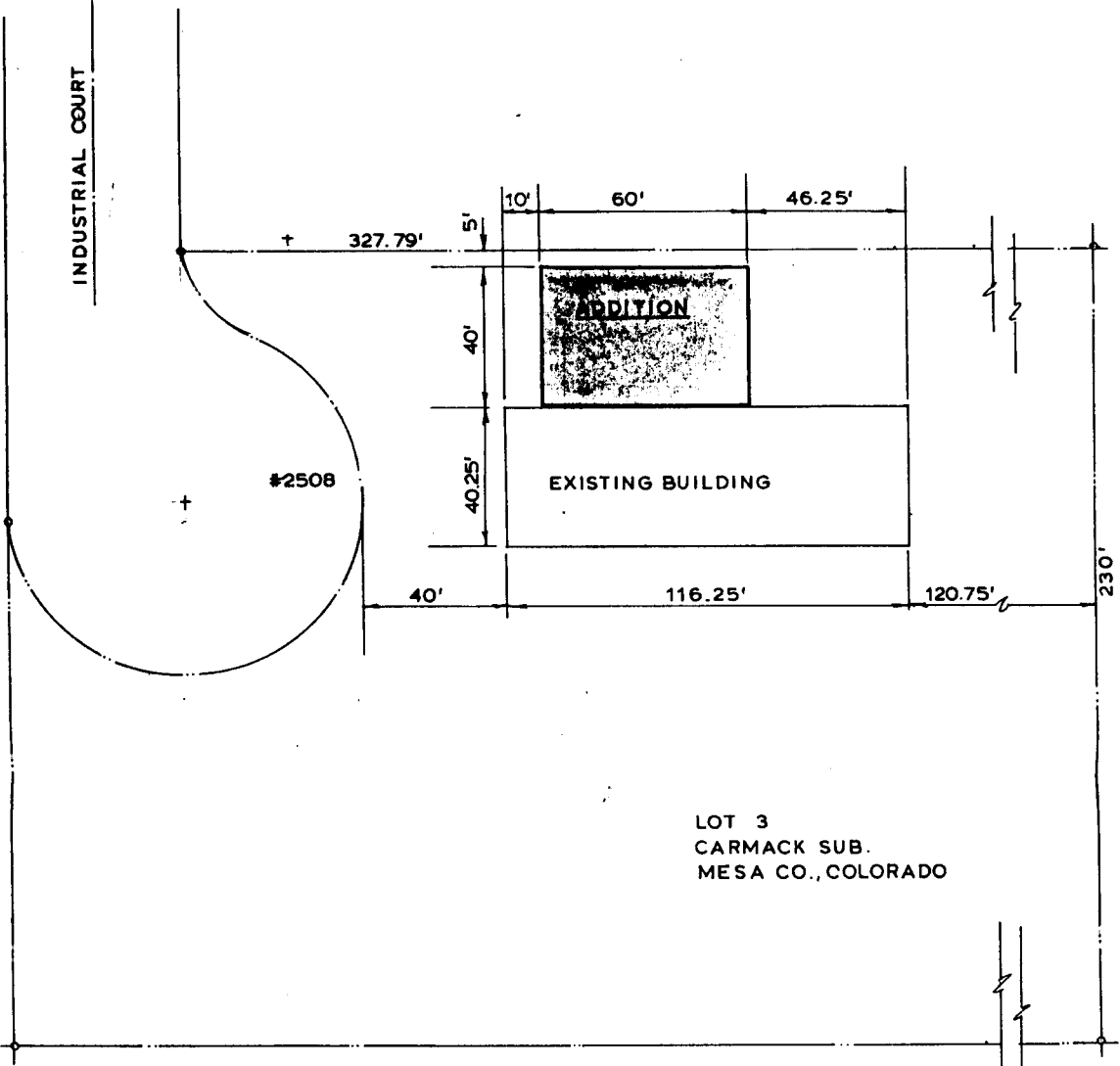
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: May 18, 1990

APPROVED BY: [Signature]

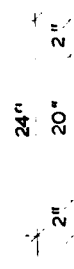
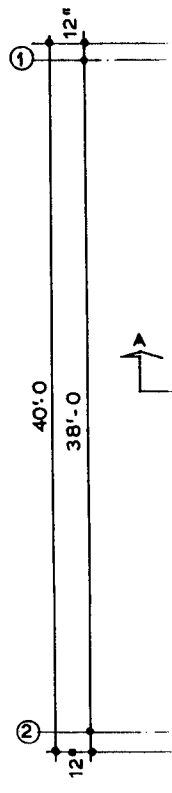
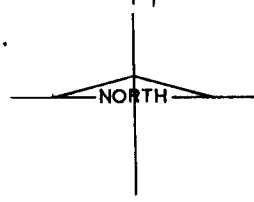
[Signature]
SIGNATURE

CO - Aug 22, 1991 DT



LOT 3
 CARMACK SUB.
 MESA CO., COLORADO

PLOT PLAN 1" = 40'-0"



ACCEPTED 5-18-90 *DK*
 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.