

DATE SUBMITTED: 9-23-91

PERMIT NO. 39900

FEE \$ \$10.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 610 S 12TH SQ. FT. OF BLDG:

SUBDIVISION: Colorado West Dev. PK SQ. FT. OF LOT:

FILING NO.      BLK NO.      LOT NO. 1 NO. OF FAMILY UNITS:

TAX SCHEDULE NO: 2945-242-12-001 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: probly ABC USE OF EXISTING BUILDINGS:     

ADDRESS: 610 S 12TH

TELEPHONE: 242-3664 DESCRIPTION OF WORK AND INTENDED USE: PATIO WITH COVER

**SUBMITTALS REQUIRED:** Two 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-2

FLOODPLAIN: YES  NO

SETBACKS: FRONT 0

GEOLOGIC HAZARD: YES  NO

SIDE 0 REAR 0

CENSUS TRACT: 8 TRAFFIC ZONE: 44

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS:     

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Karl M. Moore  
Department Approval  
9/23/91  
Date Approved

James L. Powell  
Applicant Signature  
9/24/91  
Date

12th Street

140.00'

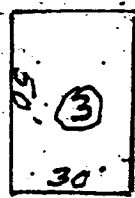
D Road



72°44'00" W.  
CH = 270.64

26.27'

LOT 1  
9115 ACRES



86°32'41"  
N. 11°57'39" E  
CH = 34.27'  
T = 23.54'  
R = 25.00'

ACCEPTED *KMM 9/21/91*  
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.

N. 15°41'18" W.  
CH = 165.28'



120'

150'



104'

25'

N. 89°56'05" E. — 276.60'

40' 50'

15' Utility Easement

202.12'

247.97'

- 1. - Fiberglass Mfg
- 2. - Mine Vent room
- 3. - Resin Storage

45' x 15' x 25'

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