

DATE SUBMITTED: 9-17-91

PERMIT NO. 39846

FEE \$ No Charge

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 552 25 ROAD #10

SQ. FT. OF BLDG: 600

SUBDIVISION: \_\_\_\_\_

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

FILING NO. \_\_\_ BLK NO. \_\_\_ LOT NO. \_\_\_

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 2945 102 00 108

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER: Steve McCallum

USE OF EXISTING BUILDINGS: Commercial

ADDRESS: 552 25 ROAD #B

DESCRIPTION OF WORK AND INTENDED USE: office

TELEPHONE: 243-4642

**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 C-2

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT 45' from centerline of R.O.W.

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

SIDE 0' REAR 0'

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 40'

PARKING REQ'MT see Plan

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

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.

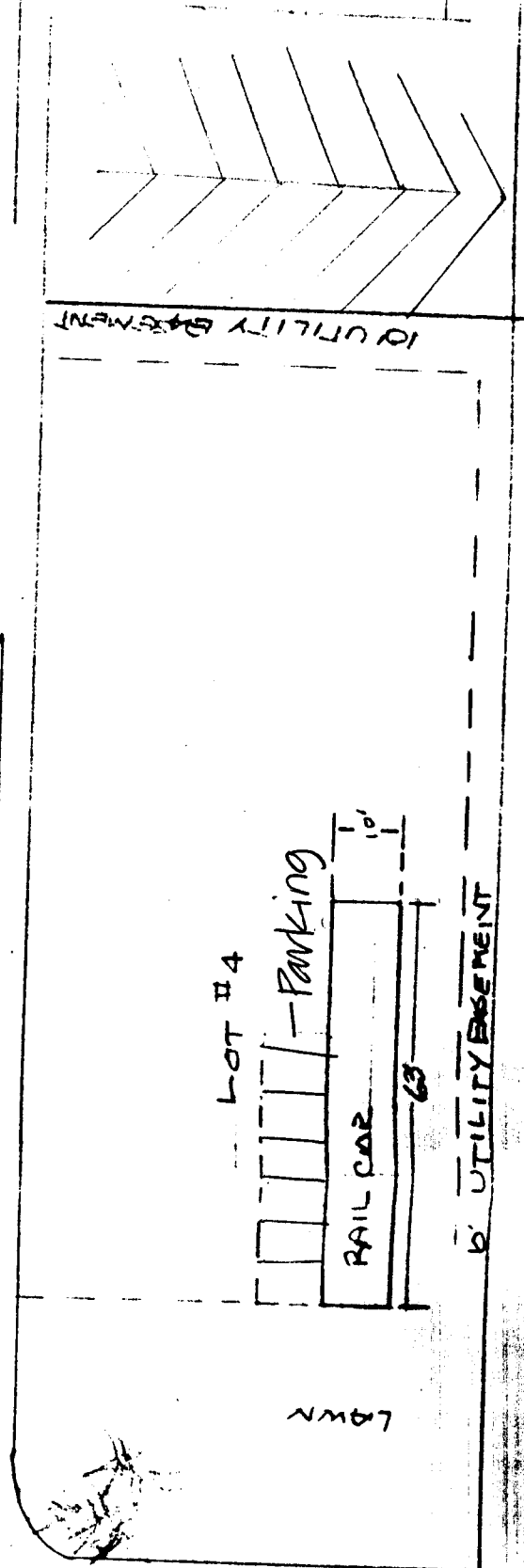
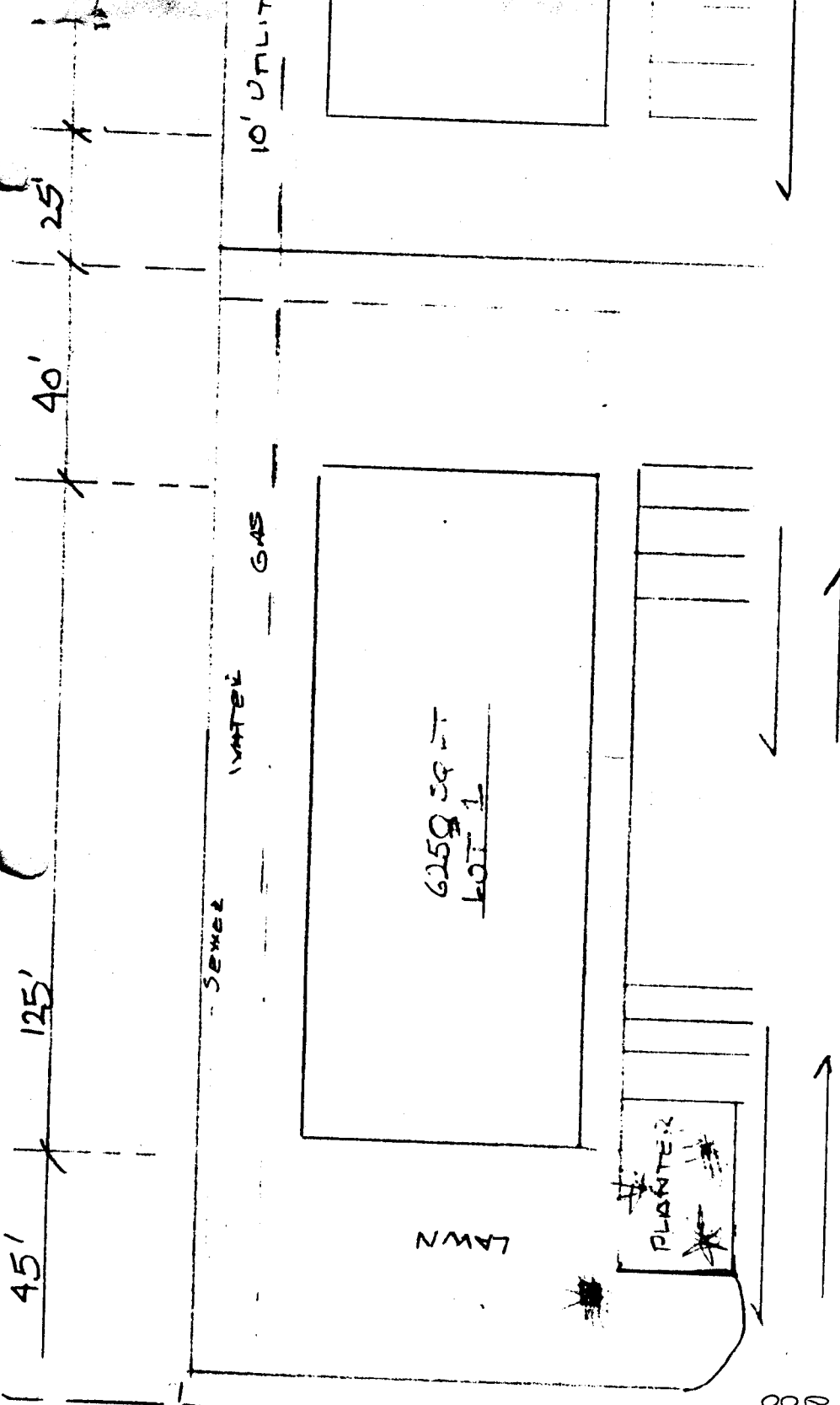
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kirsten K. Orbeck  
Department Approval  
9/18/91  
Date Approved

Bobbette McCallum  
Applicant Signature  
9/18/91  
Date

*Need site plan & approval from Building Dept.*

*Bobbette McCallum  
243-4642*



25 ROAD

ACCEPTED KVA 9/18/91  
 ANY CHANGES TO THIS PLAN MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE SIGNATURE'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.