

DATE SUBMITTED: ~~3-25-91~~
4-15-91

PERMIT # 38454
FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 801 Grand Ave

SQ. FT. OF ^{carport} BLDG: ~~454~~ 400

SUBDIVISION: _____

SQ. FT. OF LOT: 18750

FILING # _____ BLK # 85 LOT # 1-5

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER:
2945-144-04-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
Two

PROPERTY OWNER: Office Outfitters

USE OF ALL EXISTING BUILDINGS:
storage - office space

ADDRESS: 801 Grand Ave

PHONE: 245-6300

DESCRIPTION OF WORK AND INTENDED USE:
20' x 20' open carport

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: O-3

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S 10 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: _____

PARKING SPACES REQ'D: 1 per 250 sq ft

TRAFFIC ZONE: _____

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: 4/15/91
APPROVED BY: Kristen K. Amodeo

Mark H. Blum
SIGNATURE

IMPROVEMENT LOCATION CERTIFICATE

801 Grand Avenue, Grand Junction, Colorado
Lots 1, 2, 3, 4, and 5, Block 85, City of Grand Junction
Mesa County, Colorado

