

DATE SUBMITTED: 2/10/91

PERMIT NO. 40876

FEE \$ paid with own permit

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 547 Hwy 50

SQ. FT. OF BLDG: 1000^{sq}

SUBDIVISION Faulley Sub

SQ. FT. OF LOT: 30,000

FILING # _____ BLK # 5 LOT # 10

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2975-262-05-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Michael Hert

USE OF EXISTING BUILDINGS: Motel

ADDRESS 547 Hwy 50

DESCRIPTION OF WORK AND INTENDED USE: Commercial Housing

TELEPHONE: 292-4891

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE H0

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 65'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 15 REAR 15

CENSUS TRACT: 13 TRAFFIC ZONE: 87

MAXIMUM HEIGHT 65

PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

existing

awning will not extend past property line

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.

Kathy Porter
Department Approval

[Signature]
Applicant Signature

2/10/91
Date Approved

2-10-91
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

Canvas Products
588 25 Road
Grand Jet, Co
242-1953
- on Dykstra

Prospector Motel
547 Hwy 50
Grand Junction, Co
242-7891

