

DATE SUBMITTED: 4/16/91

PERMIT # 38399

FEE \$10

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2692 Hwy 50 units T

SQ. FT. OF BLDG: 1750

SUBDIVISION: Mesa Plaza

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 2

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-261-29-002

PROPERTY OWNER: Kansas City Life

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 420 N. 8th St, 2206

PHONE: 245-6411

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Put in Donut Shop

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### FOR OFFICE USE ONLY

ZONE: H0

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 65 S 15 R 15

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

MAXIMUM HEIGHT: 65

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: 1/250

TRAFFIC ZONE: \_\_\_\_\_

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

SPECIAL CONDITIONS: \_\_\_\_\_

Interior Only

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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: 4/16/91

[Signature]  
SIGNATURE

APPROVED BY: Kristen L. Orwick