

DATE SUBMITTED: 2-5-91

PERMIT # 37845

FEE No Fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

*728 office
3200 shop
3928 total*

BLDG ADDRESS: 2724 Hwy 50

SQ. FT. OF BLDG: 3928 total

SUBDIVISION: Artesia Heights

SQ. FT. OF LOT: 1.46 acres

FILING # N/a BLK # 6 LOT # 6211 + part of 12+13

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: 84-0507898 2945-252-15-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

PROPERTY OWNER: Merv Einspahr

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2921 Cicrus

OFFICE, SHOP, PAINT SHOP

PHONE: 243-0508

DESCRIPTION OF WORK AND INTENDED USE:

OFFICE AND STORAGE

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: H.O.

FLOODPLAIN: YES NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

*Interior Remodel
NO CHANGE IN USE*

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: 2-5-91
APPROVED BY: [Signature]

[Signature]
SIGNATURE