

DATE SUBMITTED: 3-11-91

PERMIT # 28102

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2537 Hwy 6450

SQ. FT. OF BLDG: 1534

SUBDIVISION: _____

SQ. FT. OF LOT: 2.5A

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-103-00-081

2

PROPERTY OWNER: Libravis

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2526 River Rd, G.J

Storage

PHONE: 242-9032

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.

Install F.B. office unit

Use Temporary unit for 2 weeks or per Bldg Dept. Guidelines!

FOR OFFICE USE ONLY

ZONE: C2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 5

TRAFFIC ZONE: 10

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 AN 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: 3-11-91

APPROVED BY: Val Lowry

[Signature]
SIGNATURE