

DATE SUBMITTED: 1-11-91

PERMIT # \_\_\_\_\_

FEE 25<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2586 Hwy 65

SQ. FT. OF BLDG: 12500

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 200,000

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

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

TAX SCHEDULE NUMBER:  
2945-151-00-008

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

PROPERTY OWNER: Jim Fusco

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

ADDRESS: 2586 Hwy 65

PHONE: 2-1571

DESCRIPTION OF WORK AND INTENDED USE:  
Show room Jim fusco

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

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### FOR OFFICE USE ONLY

ZONE: C-1 & C-2

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

SETBACKS: F 55 S 0 R 0

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 10% of display area

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: Appeal to Planning Commission Feb. 1991 Hearing

SPECIAL CONDITIONS: See attached notes from 1-11-91 mtg at City Hall

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 1-11-91

APPROVED BY: Arch Watzel

Robert  
SIGNATURE