

DATE SUBMITTED: 1-11-91

PERMIT # _____

FEE 25^e

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2586 Hwy 6450

SQ. FT. OF BLDG: 12500

SUBDIVISION: _____

SQ. FT. OF LOT: 1200000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-151-00-088

PROPERTY OWNER: JIM FUSCO

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2586 HWY 6450

PHONE: 2-1571

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.

Showman Jim Fusco

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

SPECIAL CONDITIONS: See Attached

Planning Commission Feb 1991 Hearing

notes from 1-11-91 mtg At City Hall

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.

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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: Andie Wetzell

Bob Jensen
SIGNATURE