

DATE SUBMITTED: 11/18/91

PERMIT NO. 40431

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1707 1-70 BUS HOOP SQ. FT. OF BLDG: 1056

SUBDIVISION RYAN COMMERCIAL PARK SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 1 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-133-24-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER ASH MEYERS WEDDING USE OF EXISTING BUILDINGS: SAFETY METAL SHOP

ADDRESS 1707 1-70 BUS HOOP DESCRIPTION OF WORK AND INTENDED USE: CANOPY EQUIPMENT COVER

TELEPHONE: 243-6110

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-2 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 55 feet GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0 REAR 0 CENSUS TRACT: 7 TRAFFIC ZONE: 55

MAXIMUM HEIGHT 40 PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Peters
Department Approval

Mel Miller
Applicant Signature

11/18/91
Date Approved

11-18-91
Date

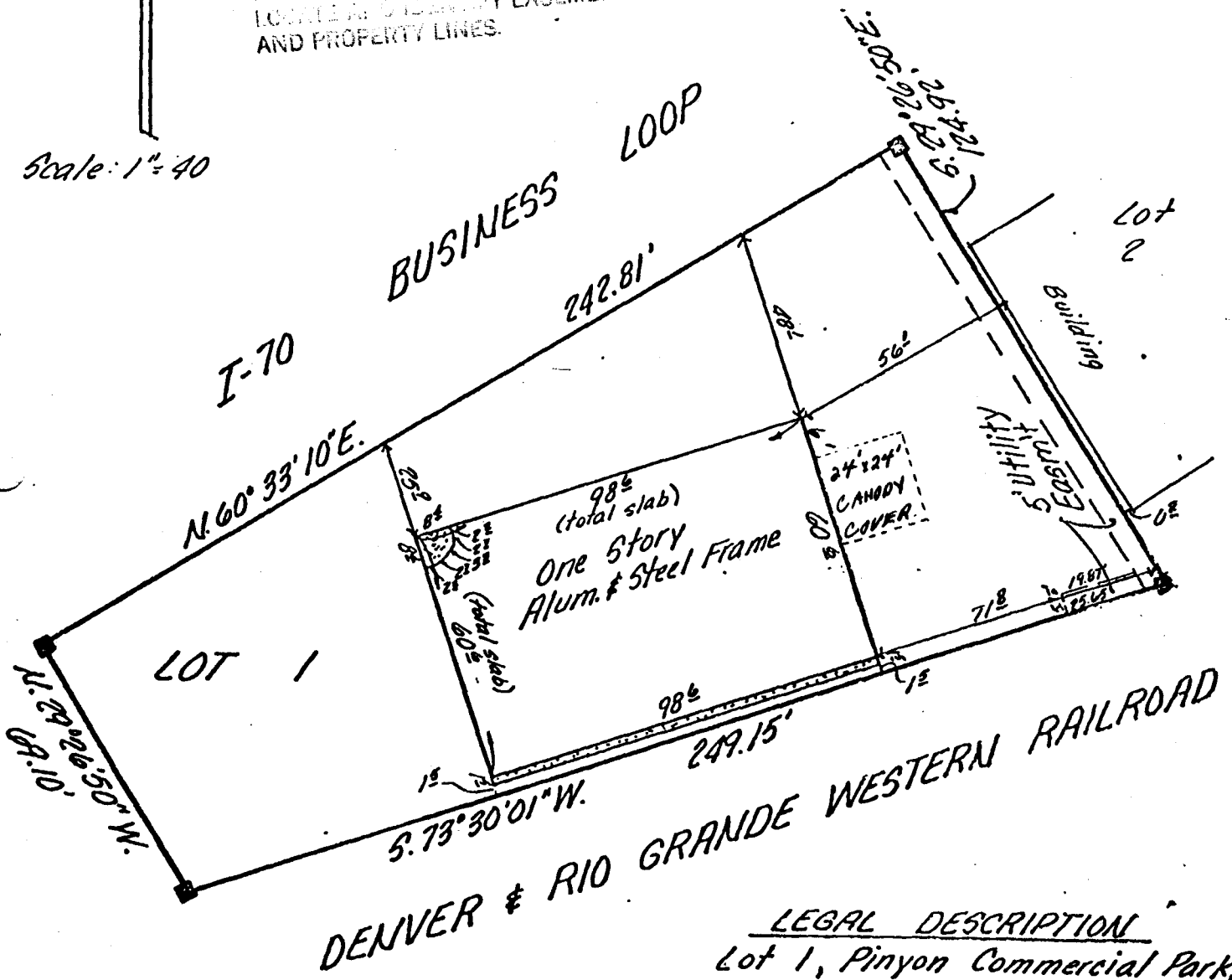
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

IMPROVEMENT LOCATION CERTIFICATE



Scale: 1" = 40'

ACCEPTED 11/18/91
 ANY CHANGES OR FEEDBACKS MUST BE
 SUBMITTED TO THE PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE ALL UTILITY EASEMENTS
 AND PROPERTY LINES.



LEGAL DESCRIPTION
 Lot 1, Pinyon Commercial Park,
 City Of Grand Junction, County
 of Mesa, State Of Colorado.

PINS FOUND

STAMP OR SEAL

34
 34
 96
 1996

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for