

DATE SUBMITTED: 7/23/91

PERMIT NO. 39349
FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2450 Industrial Blvd
SUBDIVISION: Durham Center Sub
FILING NO. BLK NO. 1 LOT NO. 3
TAX SCHEDULE NO: 2945-091-03-003

SQ. FT. OF BLDG: N/A
SQ. FT. OF LOT: N/A
NO. OF FAMILY UNITS: N/A
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Bud Lackey
ADDRESS: 2450 Industrial
TELEPHONE: 243-3044

USE OF EXISTING BUILDINGS: Commercial
DESCRIPTION OF WORK AND INTENDED USE: Construction of exterior Stairwell

SUBMITTALS 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
SETBACKS: FRONT 45' 6"
SIDE 0 REAR 0
MAXIMUM HEIGHT 40

FLOODPLAIN: YES NO X
GEOLOGIC HAZARD: YES NO X
CENSUS TRACT: 9
TRAFFIC ZONE: 9

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.

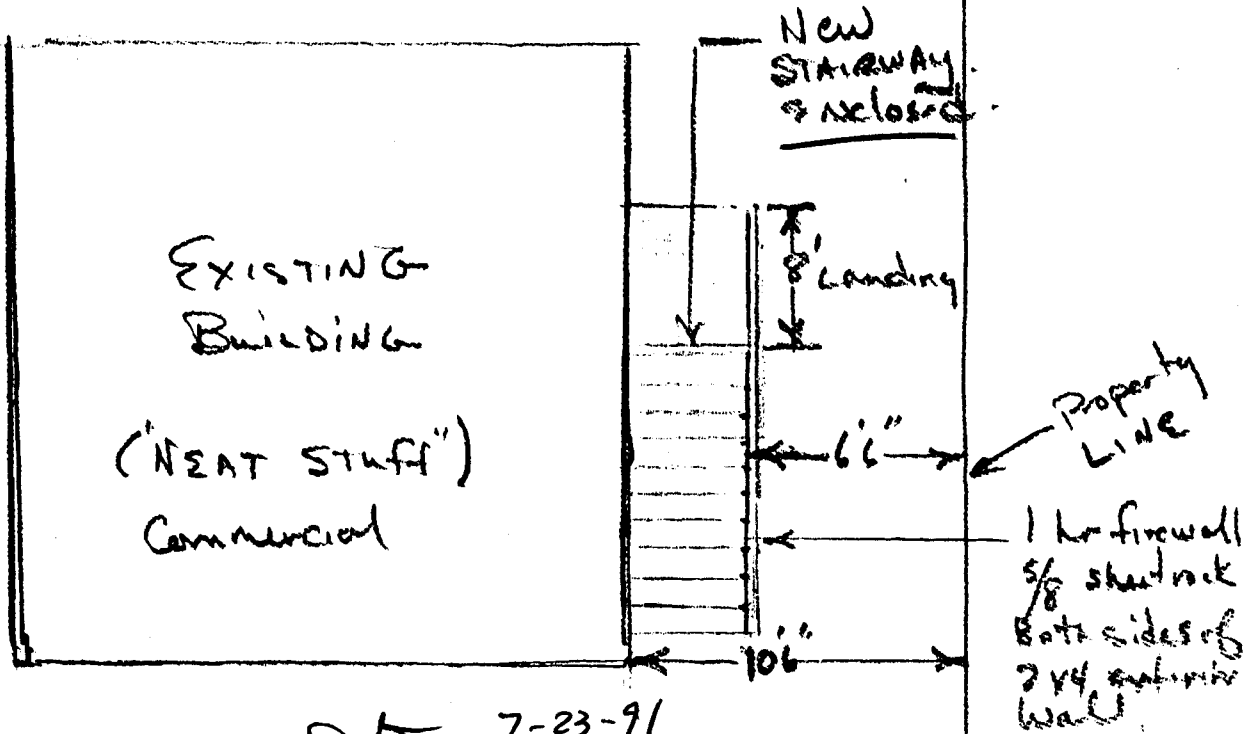
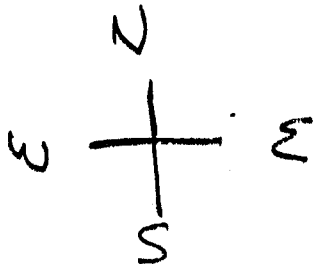
Kristen L. Allbeck
Department Approval
7/23/91
Date Approved

John J. Palma
Applicant Signature
7-23-91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

2450 INDUSTRIAL BLVD.

Plot Plan



ACCEPTED *DA* 7-23-91
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

INDUSTRIAL BLVD