

DATE SUBMITTED: 12-24-91

PERMIT NO. 40642

FEE \$ No Fee - Special
USE Permit

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2827 PATERSON

SQ. FT. OF BLDG: ~ 6200

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-072-00-944

NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: _____

OWNER City of G.J.

USE OF EXISTING BUILDINGS: _____

ADDRESS 250 N. 5th ST

DESCRIPTION OF WORK AND INTENDED USE:
Fire Station #2

TELEPHONE: 244-1400

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

FOR OFFICE USE ONLY

ZONE PZ

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 65

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10 REAR 10

CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT 65

PARKING REQ'MT see file # 65-91

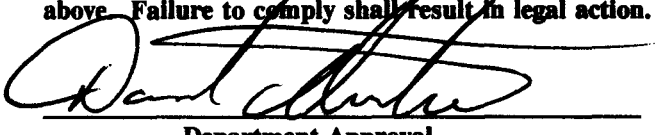
LANDSCAPING/SCREENING REQUIRED:
A professional landscaping plan will be required for our review/approval prior to issuance of C.O.

SPECIAL CONDITIONS:
As per city Engineer: All drainage MUST BE DIRECTED TO PARKING LOT. SIDEWALK DRAIN CROSSING IS req'd.

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.





Department Approval

Applicant Signature

12-24-91

12-24-91

Date Approved

Date

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