

DATE SUBMITTED: 2-13-92

PERMIT NO. 41051 ✓

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$

BLDG ADDRESS 587-25nd

SQ. FT. OF BLDG: 1500 sqft

SUBDIVISION _____

SQ. FT. OF LOT: _____ (22' high)

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-091-01-018

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

OWNER Monument Trk Inc.

USE OF EXISTING BUILDINGS: Repair work

ADDRESS 587-25nd

TELEPHONE: 245-9338

DESCRIPTION OF WORK AND INTENDED USE: Storage

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 45' (to of ROW)

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0' REAR 0'

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT 40

PARKING REQ'MT _____

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.

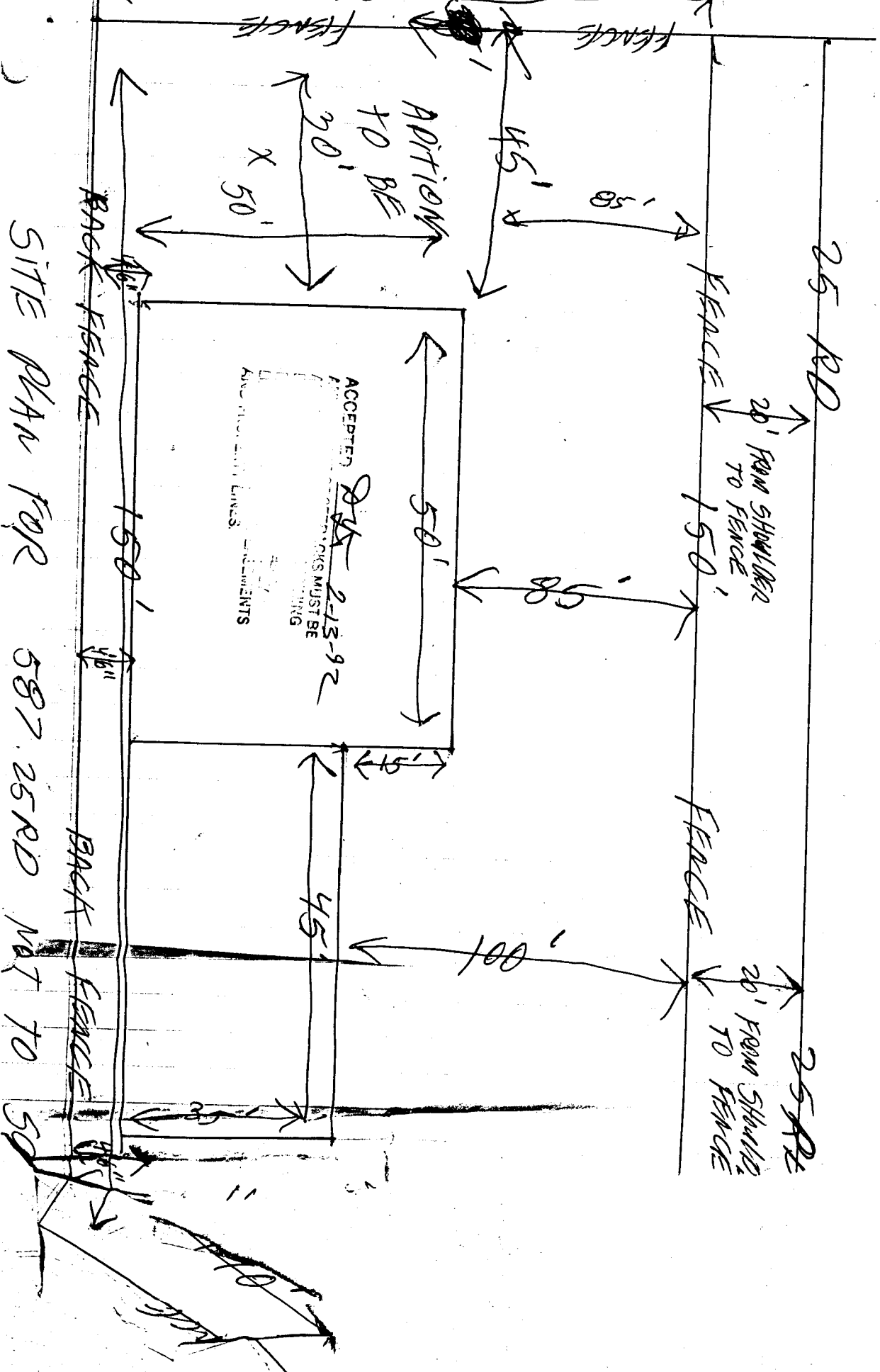
[Signature]
Department Approval

[Signature]
Applicant Signature

2-13-92
Date Approved

2-13-92
Date

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



SITE PLAN FOR 587 25RD NOT TO SCALE

