

DATE SUBMITTED: Sept. 1, 92

PERMIT NO. 42799 ✓

FEE \$ 15.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

X

BLDG ADDRESS 999 Bookcliff

SQ. FT. OF BLDG: 480

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 56

TAX SCHEDULE # 2945-111-14-977

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

OWNER Monterey Park Apt.

USE OF EXISTING BUILDINGS: Storage Bldg. Multi-Residential

ADDRESS 999 Bookcliff

TELEPHONE: 242-6682

DESCRIPTION OF WORK AND INTENDED USE: Storage building

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

FOR OFFICE USE ONLY

ZONE RMF-64

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 3'

CENSUS TRACT: 5 TRAFFIC ZONE: 27

MAXIMUM HEIGHT 36'

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.

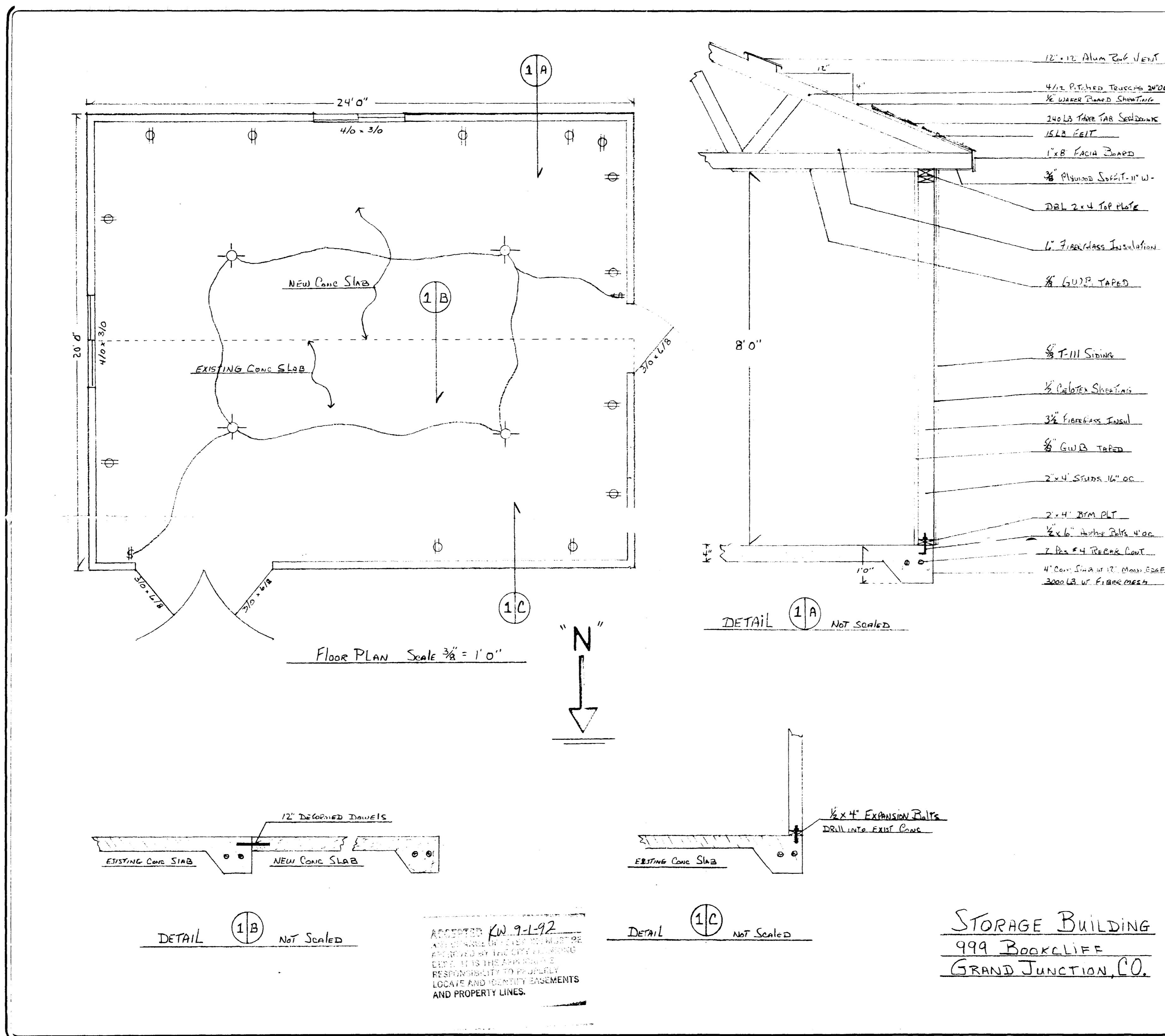
Kevin Wau
Department Approval

Julian Corbett
Applicant Signature

Sept. 1, 92
Date Approved

9-1-92
Date

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



| REVISIONS | BY |
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| DRAWN | JOC |
| CHECKED | |
| DATE | 8/31/92 |
| SCALE | |
| JOB NO. | |
| SHEET | 1 |
| OF 2 SHEETS | |

K-E