DATE SUBMITTED: 6/24/92

11/6/92
PERMIT NO. 43386 ✓

FEE $ 10.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2146 1/2 Hwy 6 +50

SQ. FT. OF BLDG: 2400

SUBDIVISION _____

SQ. FT. OF LOT: 39,645

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: -0-

TAX SCHEDULE # 269 7362 000 82

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: -0-

OWNER Mary Lou Kennedy

USE OF EXISTING BUILDINGS:

ADDRESS 651 20 1/2 Rd G.J

_____

TELEPHONE: 243-2326

DESCRIPTION OF WORK AND INTENDED USE:
Storage Bldg.

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 ✓

SETBACKS: FRONT 55' ¢

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 0 REAR 0

CENSUS TRACT: _____ TRAFFIC ZONE: _____

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.
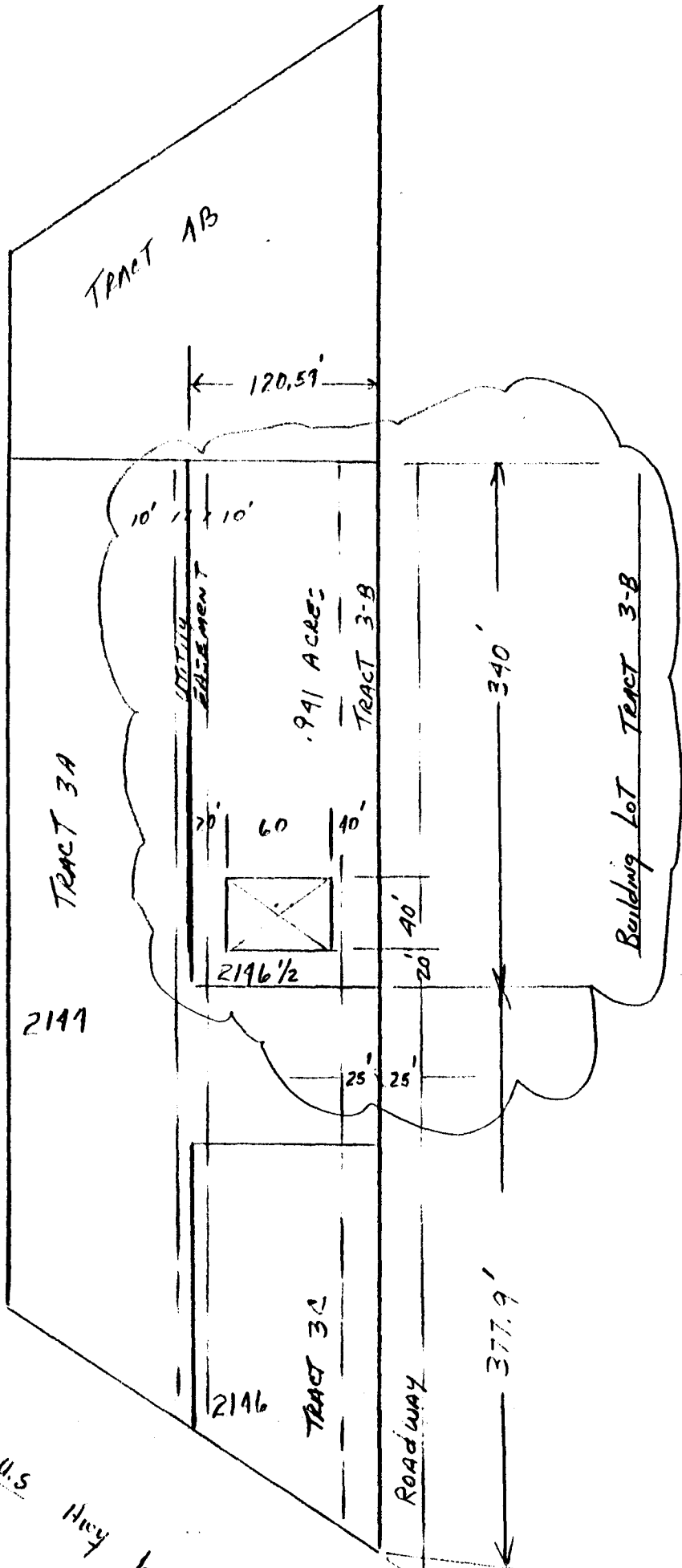
_____
Department Approval

_____
Applicant Signature

6/24/92
Date Approved

6-22-92
Date

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

TRACT 1B

TRACT 3A

2147

←——— 120.59' ———→

10' | 10'

Utility Easement

.941 Acres
TRACT 3-B

340'

10'

2196½

60

Building Lot Tract 3-B

40'

20'

25' | 25'

2146

TRACT 3C

377.9'

Roadway

Ꝗ U.S Hwy 6 ↑ 50

PLOT PLAN
2400 sq.ft Storage Building
2196 ½ Hwy 50