

DATE SUBMITTED: July 13, 1992

PERMIT NO. 42400 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 216 North Spruce

SQ. FT. OF BLDG: 1820

SUBDIVISION Mobley

SQ. FT. OF LOT: 6250

FILING # N/A BLK # 3 LOT # 011

NO. OF FAMILY UNITS: -0-

TAX SCHEDULE # 2945-154-04-006,011

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

OWNER WESTERN INVESTIGATIONS

USE OF EXISTING BUILDINGS: N/A

ADDRESS P.O. Box 4330 Grand Junction, Co.

DESCRIPTION OF WORK AND INTENDED USE: Office with 3 Employees

TELEPHONE: 242-3130

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 45 ft

GEOLOGIC HAZARD: YES NO ✓

SIDE 0 REAR 0

CENSUS TRACT: 1 TRAFFIC ZONE: 43

MAXIMUM HEIGHT

PARKING REQ'MT per attached plan-

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: dust free

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.

William K. Andrade
Department Approval

Ron Smith
Applicant Signature

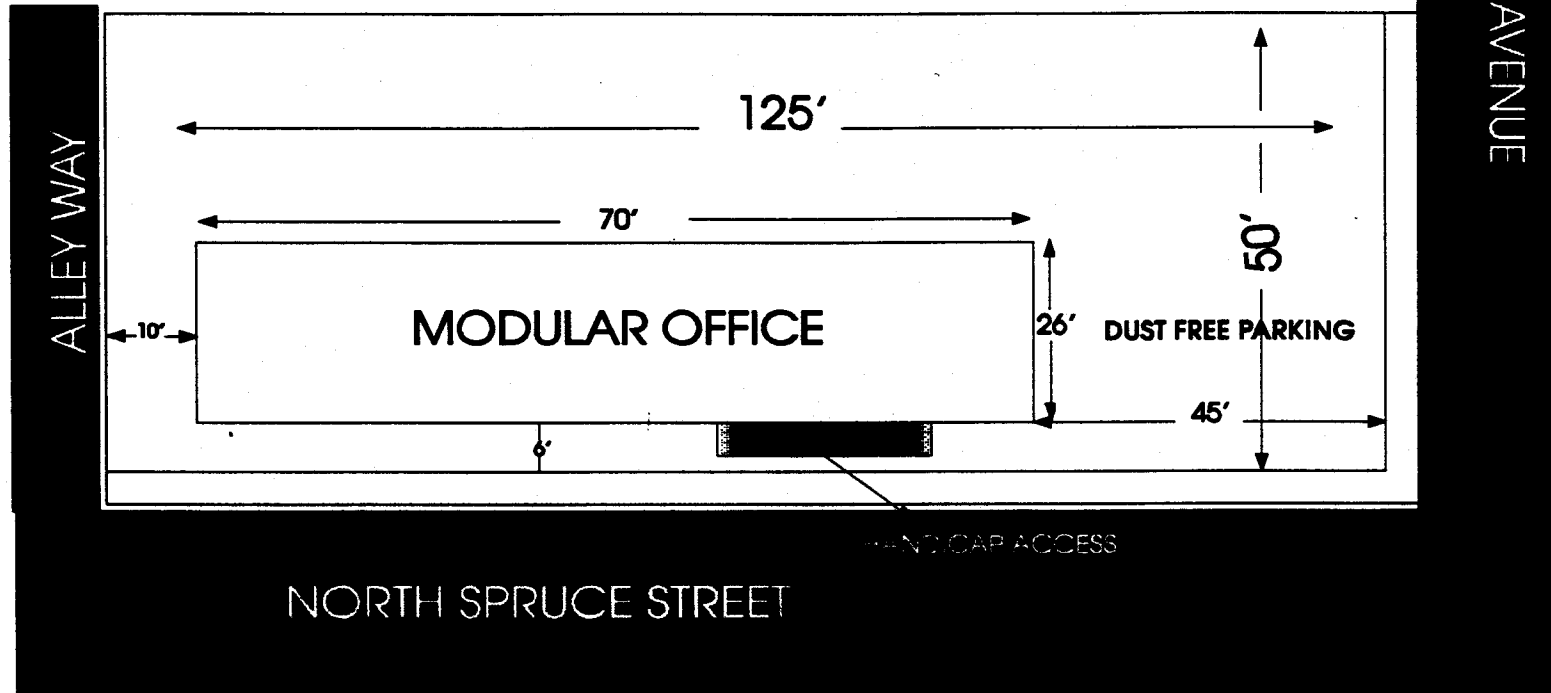
7/13/92
Date Approved

07-13-92
Date

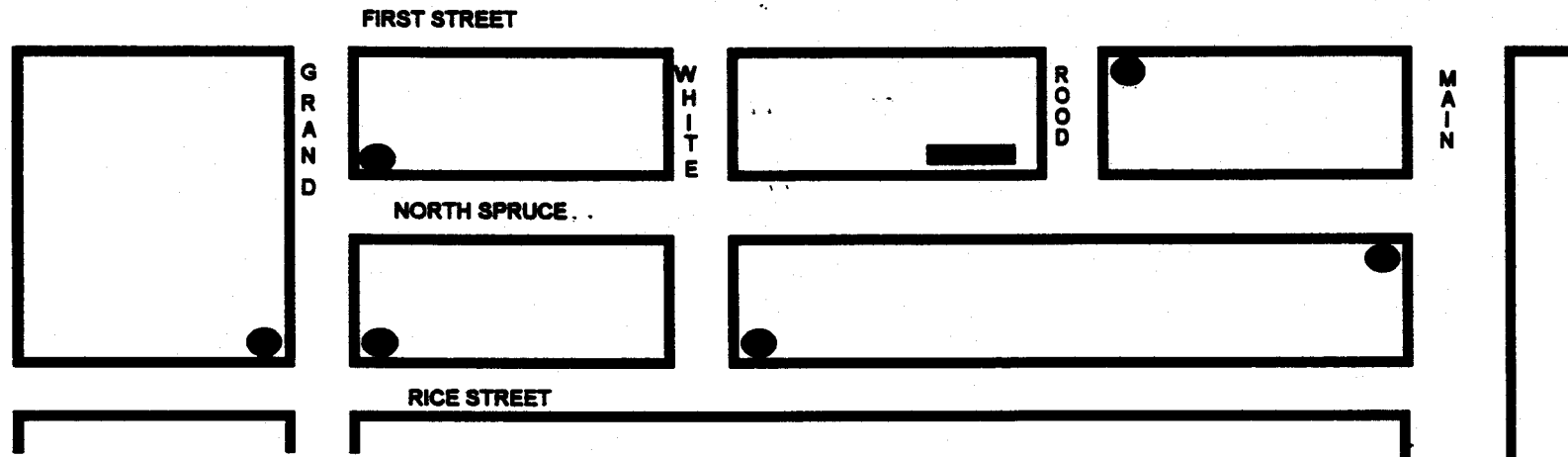
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

PROPOSED TEMPORARY MODULAR OFFICE SITE
PLAN FOR 216 NORTH SPRUCE, LOT NUMBERS
009 AND 011, BLOCK NUMBER 3, MOBLEY SUB-
DIVISION, CITY OF GRAND JUNCTION. THE
EXISTING RESTROOM IN THE MODULAR WILL BE
MODIFIED TO COMPLY WITH CURRENT HANDICAP
ACCESS CODE.

A HANDICAP ACCESS RAMP WILL BE ADDED TO
THE INGRESS/EGRESS STEPS.



ACCEPTED *KCA 7/13/92*
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.



● = FIRE HYDRANTS

■ = PROPOSED OFFICE



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