

DATE SUBMITTED: 11/4/92

PERMIT NO. ✓

FEE \$ ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 315 N. Spruce St. SQ. FT. OF BLDG: 14940

SUBDIVISION Mableys 1st Sub. SQ. FT. OF LOT: 24723

FILING # _____ BLK # 1 LOT # 1-8 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-154-02-001-002 NO. OF BUILDINGS ON PARCEL BEFORE THIS
939 18-16 PLANNED CONSTRUCTION: 1 bldg on 2 parcels

OWNER Mesa County USE OF EXISTING BUILDINGS: Warehouse

ADDRESS 750 Main DESCRIPTION OF WORK AND INTENDED USE: interior remodel & new exterior

TELEPHONE: 243-6016 (project management) screen

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

FOR OFFICE USE ONLY

ZONE I-1 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____ CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT _____ 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.

Angeline Barrett
Department Approval

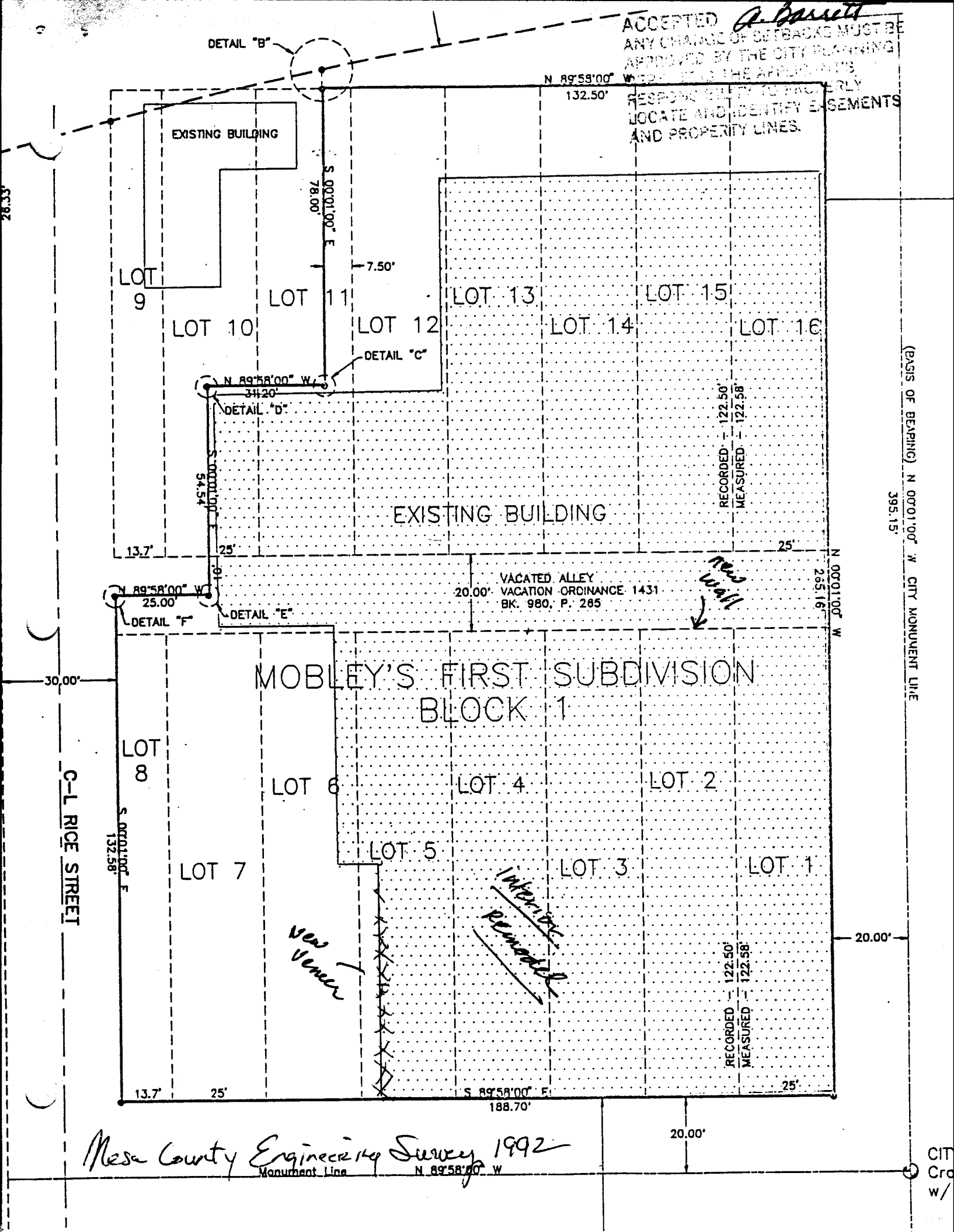
Ray C. Adams Project Manager
Applicant Signature

11/4/92
Date Approved

11/4/92
Date

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

ACCEPTED *A. Barrett*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Mesa County Engineering Survey 1992
 Monument Line N 89°58'00" W

(BASIS OF BEARING) N 00°01'00" W CITY MONUMENT LINE
 395.15'

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