

DATE SUBMITTED: 3-2-93

PERMIT NO. 41303

FEE \$ PAID

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 573 - 25 1/2 Road

SQ. FT. OF BLDG: 6250 #/2

SUBDIVISION Minerva Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 1

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-102-16-020

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

OWNER Allen Simpson

USE OF EXISTING BUILDINGS: Storage of Records

ADDRESS 573 25 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE: Add 50' x 75' addition to existing

TELEPHONE: 241 8743

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 40' from centerline of R.O.W.

GEOLOGIC HAZARD: YES _____ NO _____

SIDE Ø REAR Ø

CENSUS TRACT: 4 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 40

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: SEE File # 26-93 C.O. will not be issued until all conditions are met

See site plan
minimum plant sizes per city code & A pressurized underground irrigation system are required

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

3-4-93
Date Approved

2/22/93
Date