

DATE SUBMITTED: 6-8-93

PERMIT NO. 45333V

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 251-27 Road

SQ. FT. OF BLDG: 1000 #

SUBDIVISION _____

SQ. FT. OF LOT: 175 x 200

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-261-00-941

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER City of Grand Jct

USE OF EXISTING BUILDINGS: fire station

ADDRESS 250 W. 5th

DESCRIPTION OF WORK AND INTENDED USE: addition

TELEPHONE: 244-1565

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

FOR OFFICE USE ONLY

ZONE PZ

Designated
FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 55'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 10'

CENSUS TRACT: 13 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 65'

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.

R. Edwards

Applicant Signature

Department Approval

6/8/93

Date Approved

Date

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

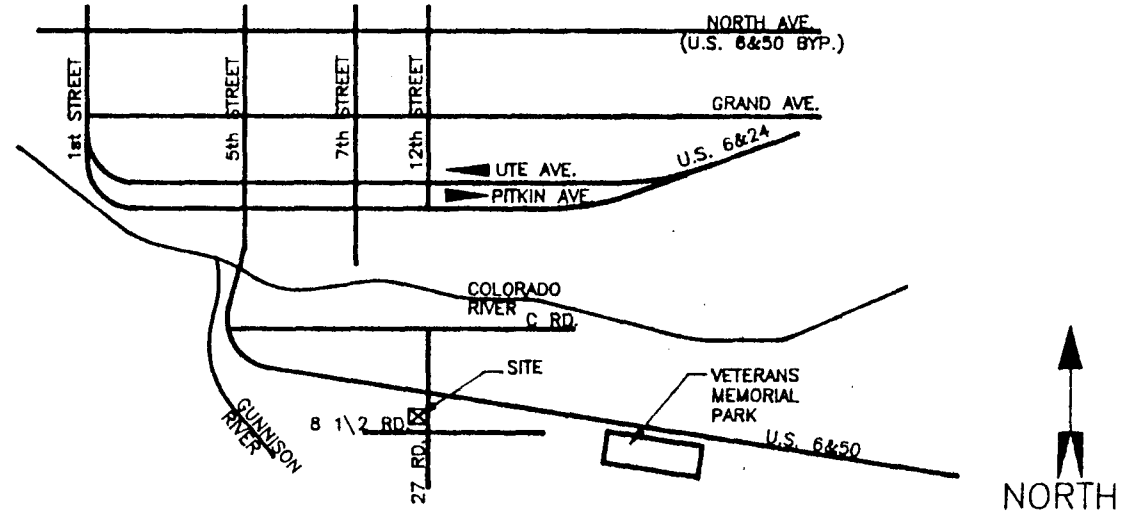
ARCHITECT

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VICINITY MAP

NO SCALE



65' Prop Line

75' to Prop Line

38' to Prop Line

45'

