

DATE SUBMITTED: 3/2/93

PERMIT NO. 44090 ✓

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2727 NWY 50

SQ. FT. OF BLDG: 312

SUBDIVISION Artesia Hts.

SQ. FT. OF LOT: 67,600

FILING # _____ BLK # 6 LOT # 6-13

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-25-2-15-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER MICHAEL TINSPIER

USE OF EXISTING BUILDINGS: SHOP + OFFICE - STORAGE (12X26)

ADDRESS 2921 CROBUS GRAND JCT.

DESCRIPTION OF WORK AND INTENDED USE: OFFICE SPACE

TELEPHONE: 293-0502

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

FOR OFFICE USE ONLY

ZONE H.O.

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 45' ±

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 15 REAR 15

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 65

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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.

Paul M. Miller
Department Approval
3/2/92
Date Approved

Lawrence Miller
Applicant Signature
3-2-93
Date

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

PLANNING DEPARTMENT
CITY OF DENVER, CO 80202
843-7365

ACCEPTED 3/2/92 *KWC*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE CITY ENGINEER
DEPT. OF PUBLIC WORKS
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

HWY 50

130'-0"

198'-0"

EXISTING SHOP

EXISTING OFFICE

15'-3"

12'

PROPOSED ADD.

89'-0"

282'-0"

520'-0"

FISCHER AVE

SITE PLAN NOT TO SCALE
B.F.I. OFFICE ADD. 2724 HWY 50