

DATE SUBMITTED: 5/28/93

45611-45612
PERMIT NO. 45613-45614

FEE \$ 215⁰⁰ ✓

Per. # ~~300~~ # 299

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2546 W PINYON

SQ. FT. OF BLDG: 21,000-

SUBDIVISION MINERVA PARK

SQ. FT. OF LOT: 52670

FILING # _____ BLK # 1 LOT # 4&5

NO. OF FAMILY UNITS: -0-

TAX SCHEDULE # 2945-102-16 005
C18

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

OWNER LOUIS WINGO

USE OF EXISTING BUILDINGS:
-0-

ADDRESS 2546 W PINYON

DESCRIPTION OF WORK AND INTENDED USE:
NEW STORAGE UNITS

TELEPHONE: 243-0703

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 25' from center line

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0' REAR 0'

CENSUS TRACT: 4 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 40'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

As per approved plan

SEE file # 70-93 - DRAINAGE & GRADING

PLAN & REPORT MUST BE SUBMITTED AND APPROVED PRIOR
to issuance of certificate of occupancy.

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.


Department Approval


Applicant Signature

6-29-93
Date Approved

5-19-93
Date

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