

DATE SUBMITTED: 7-14-93

PERMIT NO. 107E ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2515 Weslo Ct.

SQ. FT. OF BLDG: 10x12

SUBDIVISION Westgate Park

SQ. FT. OF LOT: 100' x 124.74'

FILING # — BLK # 4 LOT # 3

NO. OF FAMILY UNITS: —

TAX SCHEDULE # 2945-102-22-003

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

OWNER Tim Masley

USE OF EXISTING BUILDINGS: None

ADDRESS 585 25 1/2 RD

DESCRIPTION OF WORK AND INTENDED USE: 10x12 Storage Bldg

TELEPHONE: 243-2277

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: Designated YES — NO X

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES — NO —

SIDE 0' REAR 0'

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 4/5'

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.

Department Approval

Applicant Signature

7-14-93

Date Approved

Date

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