

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58284

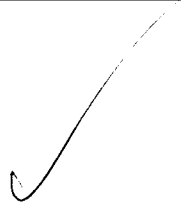
Site Plan

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3025-021-058



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2148 NY 6/80 TAX SCHEDULE NO. 2697-362-00-052
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3120
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 6000
 (1) OWNER OUTPOST Drywall NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS SAME 248-9800
 (1) TELEPHONE 248-9800 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Bob Bean USE OF EXISTING BLDGS OFFICE WAREHOUSE
 (2) ADDRESS 2923 N Ave DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245-8410 Outside Storage

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or 55' from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions Only 3 walls
 Maximum Height 65' CENSUS TRACT 15 TRAFFIC ZONE 1

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature RJB Date 11-18-96

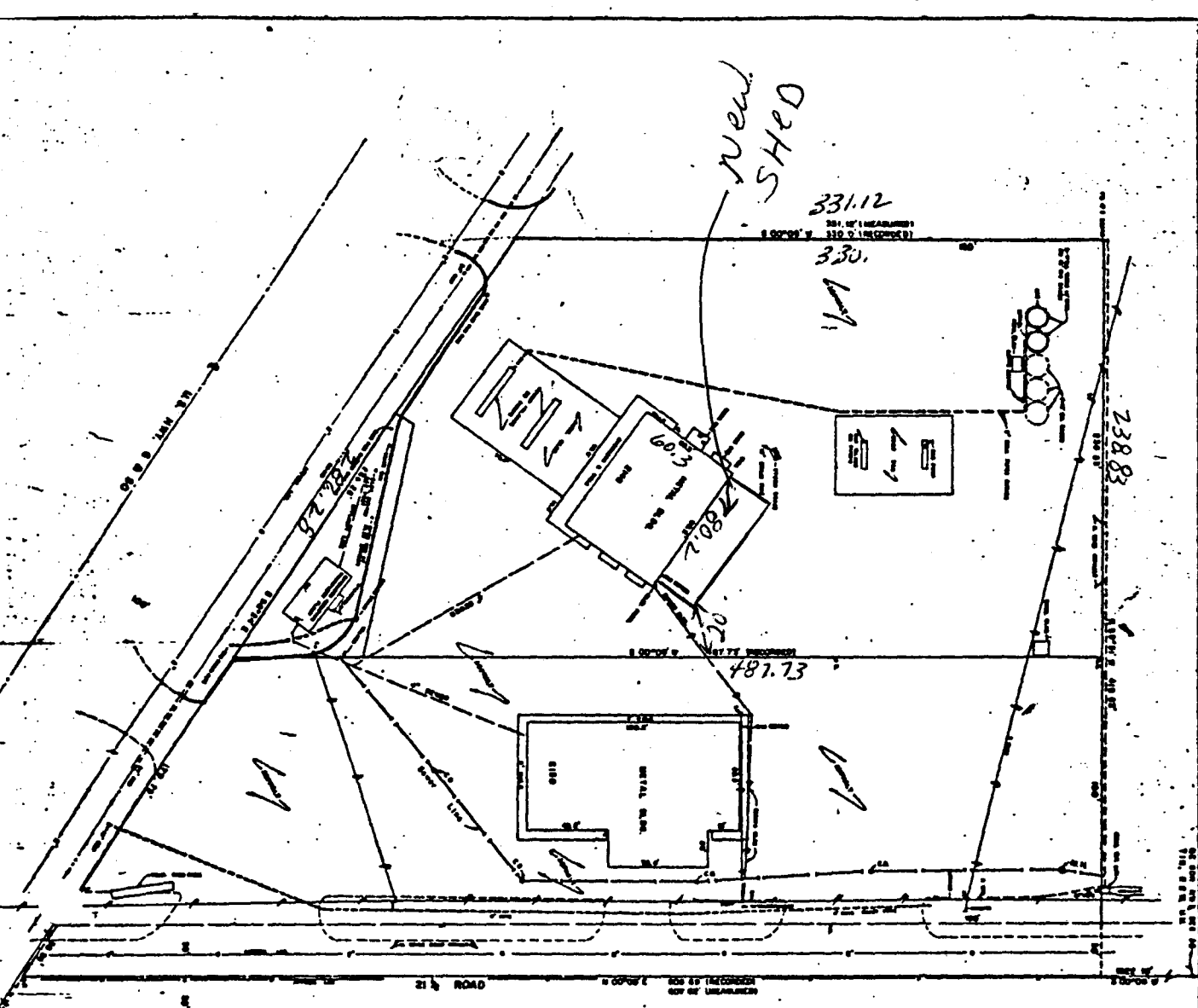
Department Approval Antony Costello (KP) Date 11-18-96

- Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. No change in w/sew # of Eng

Utility Accounting McCall Date 11/18/96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SIC 11/18/96
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

1. A Part Property of the City of...
 2. The City of...
 3. The City of...
 4. The City of...
 5. The City of...

Legend
 1. 1/2" = 100' (Scale)
 2. 1/4" = 50' (Scale)
 3. 1/8" = 25' (Scale)
 4. 1/16" = 12.5' (Scale)

SECTION 30
 SECTION 30
 SECTION 30