

DATE SUBMITTED: 9/27/91

PERMIT NO. 40029

FEE \$ N/A

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2815 H rd

SQ. FT. OF BLDG: /

SUBDIVISION: C-H 4 Comm. PK # 3

SQ. FT. OF LOT: /

FILING NO. / BLK NO. / LOT NO. 1

NO. OF FAMILY UNITS: /

TAX SCHEDULE NO: 2705-312-03-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER: Empire Development

USE OF EXISTING BUILDINGS: 0

ADDRESS: Box 15612 Lakewood, CO

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 303 238-8022

office warehouse

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

FOR OFFICE USE ONLY

ZONE _____

FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT _____

GEOLOGICAL HAZARD: YES ___ NO ___

SIDE _____ REAR _____

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

AS PER APPROVED PLAN FILE # 26-91

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.

[Signature]
Department Approval
9/27/91
Date Approved

[Signature]
Applicant Signature
9-27-91
Date