

DATE SUBMITTED: 10 Feb 92

5/6/93

PERMIT NO. 44841 ✓

FEE \$ PAID
with Site
Plan Review

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2892 NORTH AVE SQ. FT. OF BLDG: 5040

SUBDIVISION _____ SQ. FT. OF LOT: 3 Acres ±

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-074-00-04B NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: 1

OWNER EMORY CANTRELL *carpet construction* USE OF EXISTING BUILDINGS:
VACANT HOUSE

ADDRESS PO Box 1292 DALTON GA DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: (706) 226 5616 WAREHOUSE

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-1 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 55' from ROW centerline GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' abutting Residential REAR 10' abutting Residential CENSUS TRACT: 60 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 40' PARKING REQ'MT see plan

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

as per plan

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

[Signature]
Applicant Signature

4-19-93

Date Approved

19 April 1993

Date

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