

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 553 ^{UTE} ~~PLUMB~~ AVE SQ FT OF BLDG: 5000
SUBDIVISION: City of Grand Junction SQ FT OF LOT: 12,500
FILING # Grand Junction BLK # 139 LOT # 13.611 NUMBER OF FAMILY UNITS: _____
TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
2945-193-32-017

PROPERTY OWNER: DRIVE TRAIN INDUSTRIES, INC. USE OF ALL EXISTING BUILDINGS: Brake & Clutch Shop
ADDRESS: 201- SOUTH 6th ST - GRAND JCT
PHONE: 243-4311

DESCRIPTION OF WORK AND INTENDED USE:
ADD 14'X18' ADDITION - REWIRE + PLUMB
TORN OUT WIRING + PLBC

FOR OFFICE USE ONLY

ZONE: C-2
SETBACKS: F 0 S 0 R 0
RIGHT OF WAY: _____
MAXIMUM HEIGHT: _____
PARKING SPACES REQUIRED: _____
LANDSCAPING/SCREENING: Existing

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: _____
SPECIAL CONDITIONS: _____
C.O. Released 1/16/86

see Revised site plan rec'd. 8-7-85

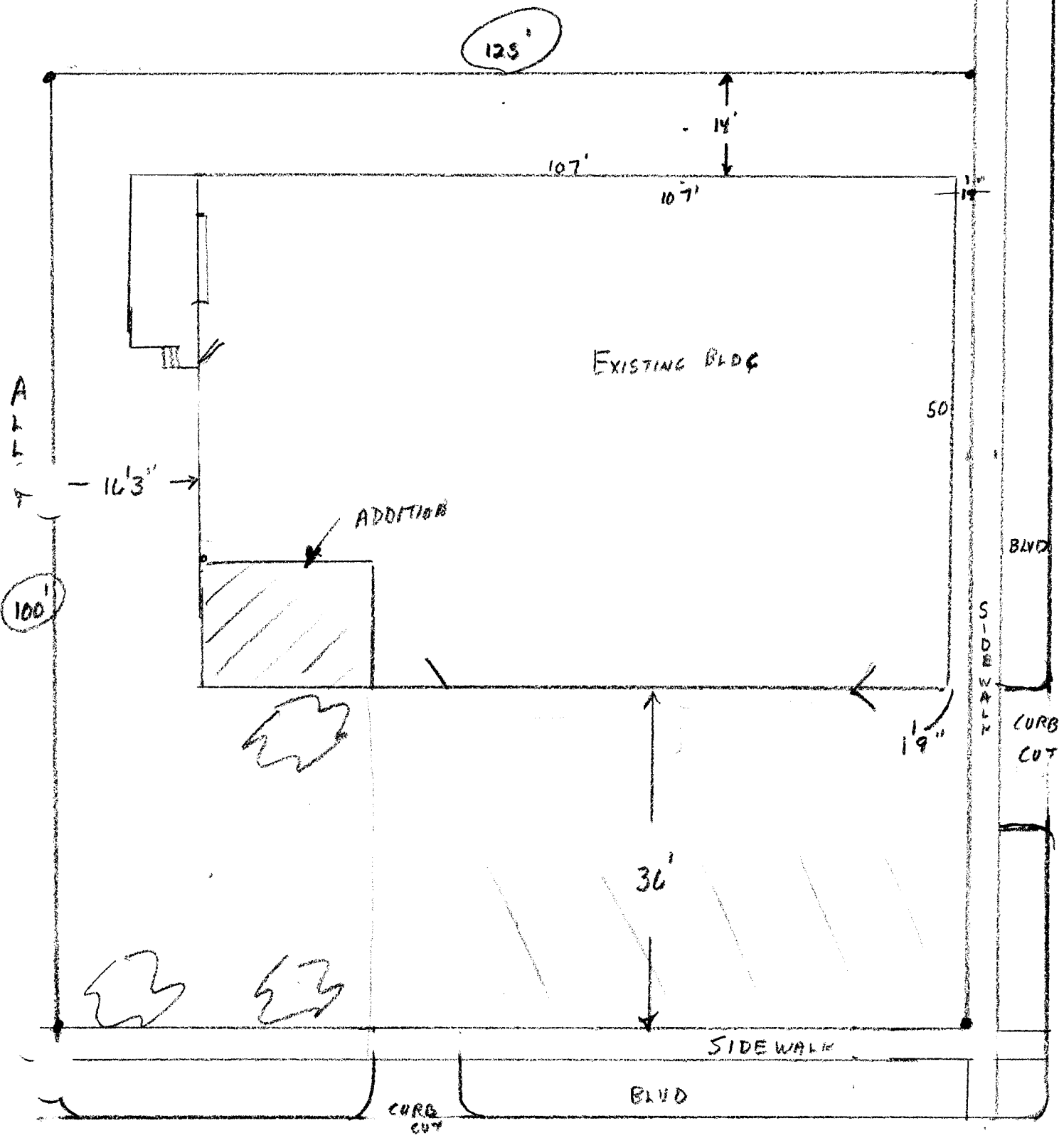
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED 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.

5803

DATE APPROVED: 10/24/84
APPROVED BY: [Signature]

[Signature]
SIGNATURE

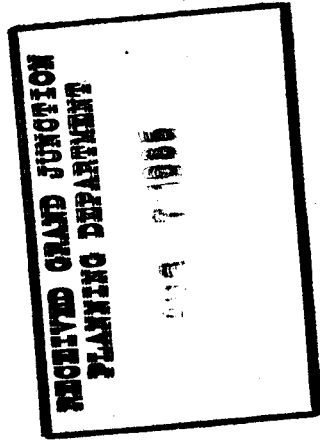


SOUTH 6th ST

UTE AVE

Mike Suttheland

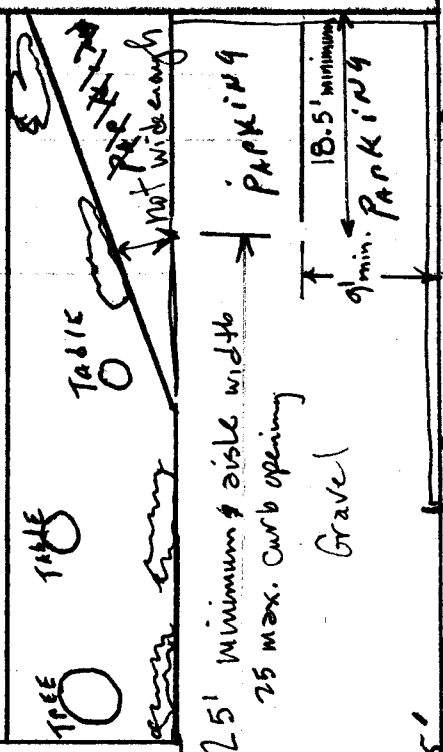
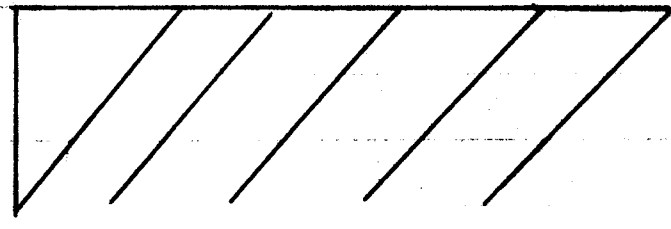
Drive From Land
553 21st



PARKING LOT

For Tim Partsch

The red notes are maximums ;
minimum sizes from the Zoning
& Development Code - Parking Regs.
If you have any questions
call me at 244-1648
Mike



blocks or curbing
(as built)

ALLEY (Similar copy sent to Tim Partsch)

SIDE WALK