

DATE SUBMITTED: 9/9/87

PERMIT # 28669

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 405 PITKIN AVE

SQ. FT. OF BLDG: 1100 ~~#~~

SUBDIVISION: CITY of G. Jct.

SQ. FT. OF LOT: 9375 ~~#~~

FILING # _____ BLK # 147 LOT # 1-3

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
294514339013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE (1)

PROPERTY OWNER: WILLIAM SHUMAN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 405 PITKIN AVE.

muffler shop

PHONE: 245-0101

DESCRIPTION OF WORK AND INTENDED USE:
LUBE BUILDING

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: I-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 25 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: EMPLOYEE

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: EMPLOYEE PARKING PROVIDED AT 334 SOUTH AVE. (6)

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 9/9/87

APPROVED BY: [Signature]

[Signature]
SIGNATURE

