

DATE SUBMITTED: MAY 5th, 1988

PERMIT # 30390

FEE \$110⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 534 NORTH 1ST

SQ. FT. OF BLDG: 1152 SQ FT.

SUBDIVISION: N/A

SQ. FT. OF LOT: 2500 SQ FT.

FILING # _____ BLK # 56 LOT # 1 & 2

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-142-36-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: GREY ROBERTS / AC-MOTORS ^{DBA}

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 534 NORTH 1ST

COMMERCIAL

PHONE: 245-3344

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

DESCRIPTION OF WORK AND INTENDED USE:
GARAGE ON MOUNT LOT

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 554 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: A minimum of 75% of front yard setback area shall be landscaped re: 4-2-12-D

SPECIAL CONDITIONS: Hold Co. until landscape complete

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: 5/5/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE

CHIPETA AVE

PARKING AREA

AC MOTORS
534 KODAK ST.

NEW
GARAGE

EXISTING ASPHALT

SLAB - PAVING LOT

SIDEWALK

ST. 151

PAVING

ALLEY

