

DATE SUBMITTED: 5-31-88

PERMIT # 30364

FEE vs Fee

# PLANNING CLEARANCE

241 North Ave GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: Not Assigned (200 Blk N. Ave) SQ. FT. OF BLDG: 14x60

SUBDIVISION: City SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 10 LOT # 7-12 NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: Revised NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-142-02-001

PROPERTY OWNER: Mike Gregg  
Wylie Gregg

ADDRESS: 261 N. Ave

PHONE: 243-3538

DESCRIPTION OF WORK AND INTENDED USE:

MODULAR OFFICE FOR AUTO SALES

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

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

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**FOR OFFICE USE ONLY**

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 10% of Display area

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: 75% of required

SPECIAL CONDITIONS: No C.O. Will be issued until landscaping completed

front setback or as specified in 4-2-12-D. 562.5' Landscaping

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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 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.

DATE APPROVED: 5-31-88

APPROVED BY: Linda

  
SIGNATURE

North Avenue

75'

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⑧

⑨

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⑫

(Existing Curbs - 30' -)

SOLD

10

Alley

PROPOSED AUTO SALES LOT

(Existing Restaurant & Motel Office)

10' DEEDED ROAD

(Existing Auto Sales Garage Building)

60'

66'

28'

12'

30'

60'

Second Street

30'

20'

Power Pole