

DATE SUBMITTED: Jan. 28, 91

PERMIT # 38213

FEE 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 935 N. 1st

SQ. FT. OF BLDG: 560 sq. ft

SUBDIVISION: White City Sub.

SQ. FT. OF LOT: 39,775

FILING # _____ BLK # _____ LOT # 1, 2 & 3

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-151-14-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1 → will be TORN DOWN

PROPERTY OWNER: Bertrand & Co

USE OF ALL EXISTING BUILDINGS:
USED Auto sales

ADDRESS: _____

PHONE: Phil - 242-5678

DESCRIPTION OF WORK AND INTENDED USE:
installation of USC modular office building - use - Retail Sales

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: C-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 45 ft S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40 ft.

CENSUS TRACT #: 3

PARKING SPACES REQ'D: Existing

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: ~~Existing~~

SPECIAL CONDITIONS: _____

Existing Business. The old house will be torn down once new structure is installed

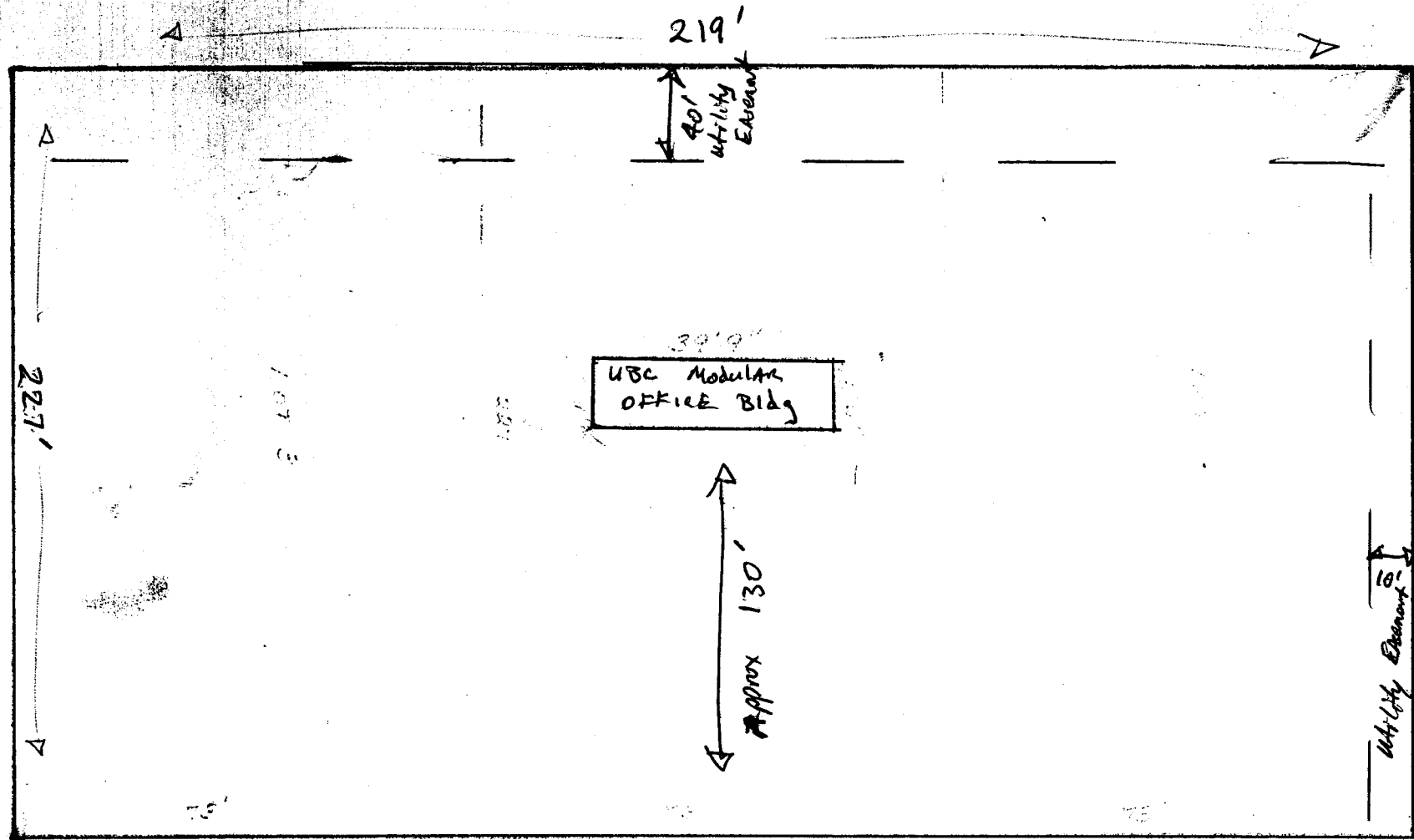
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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: 1-28-91
APPROVED BY: [Signature]

[Signature]
SIGNATURE



7'6" From finished floor to top of top pole

1ST STREET

ACCEPTED *[Signature]* 1-28-91
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Date: Mon Jan 28 10:54:45 MST 1991

Subject: Intermountain Auto - 935 North 1st Street

Content-Length: 794

As you know Intermountain Auto Sales has requested a Planning Clearance for a UBC rated modular office building for their site at 935 North 1st Street. The zone is C-2 which allows used car lots and with the new building there will not be a change in use. We had talked about requiring them to bring the property into complete conformance as to landscaping. In this discussion we determined that we could ask for the landscaping but we probably could not require it. After a little research of similar situations, I've learned that in the recent past we have not required landscaping from others and therefore feel that since there is no change in use for this location landscaping will not be required.

The Planning Clearance has now been issued, effective January 28, 1991.

#7 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE
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