

DATE SUBMITTED: 6/30/91

PERMIT NO. 42178

FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2801 North Ave

SQ. FT. OF BLDG: 4000

SUBDIVISION N/A

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-182-00-051

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Bence

USE OF EXISTING BUILDINGS: VAC

ADDRESS 374 Rodell Dr GJ

DESCRIPTION OF WORK AND INTENDED USE: PAINT Stone Kwai PAINTS

TELEPHONE: (242-0173)

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE C-1

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

SETBACKS: FRONT 5

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

SIDE 0 REAR 0

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT 40

PARKING REQ'MT 9

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Karl H. Meyer  
Department Approval  
6/30/91  
Date Approved

[Signature]  
Applicant Signature  
6/30/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)