

DATE SUBMITTED: 4-21-92

PERMIT NO. 41587 ✓

FEE \$ N/C

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 712 S. 4th

SQ. FT. OF BLDG: ~~approx~~ 3,000 Ⓢ

SUBDIVISION: N/A

SQ. FT. OF LOT: N/A

FILING NO. \_\_\_ BLK NO. \_\_\_ LOT NO. \_\_\_

NO. OF FAMILY UNITS: 0

TAX SCHEDULE NO: 2945-232-06-059

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NUMEROUS

OWNER: DiRGSW REPAIRS - owns  
Land

USE OF EXISTING BUILDINGS: Shop; Warehouse

ADDRESS: Gmco Corp - Has lease on Bldg.

TELEPHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR / EXTERIOR REMODEL

**SUBMITTALS REQUIRED:** Two 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 I-2

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR \_\_\_\_\_

CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

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.

Kyle Metzger  
Department Approval  
4/21/92  
Date Approved

Sun King Management Corp  
Greg H. Metz  
Applicant Signature  
4-21-92  
Date