

DATE SUBMITTED: 10-30-92

PERMIT NO. 43474 ✓

FEE \$ -0-

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 121 N 22^d Ct.

SQ. FT. OF BLDG: 6000

SUBDIVISION ~~09370-0932~~ Peterson-Irwin Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-134-00-063

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

OWNER Doug Perry

USE OF EXISTING BUILDINGS: Commercial

ADDRESS 121 N-22 Ct.

DESCRIPTION OF WORK AND INTENDED USE: install Paint Booth

TELEPHONE: _____

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

FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT N/A Interior Remodel

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____

CENSUS TRACT: 7 TRAFFIC ZONE: 40

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.

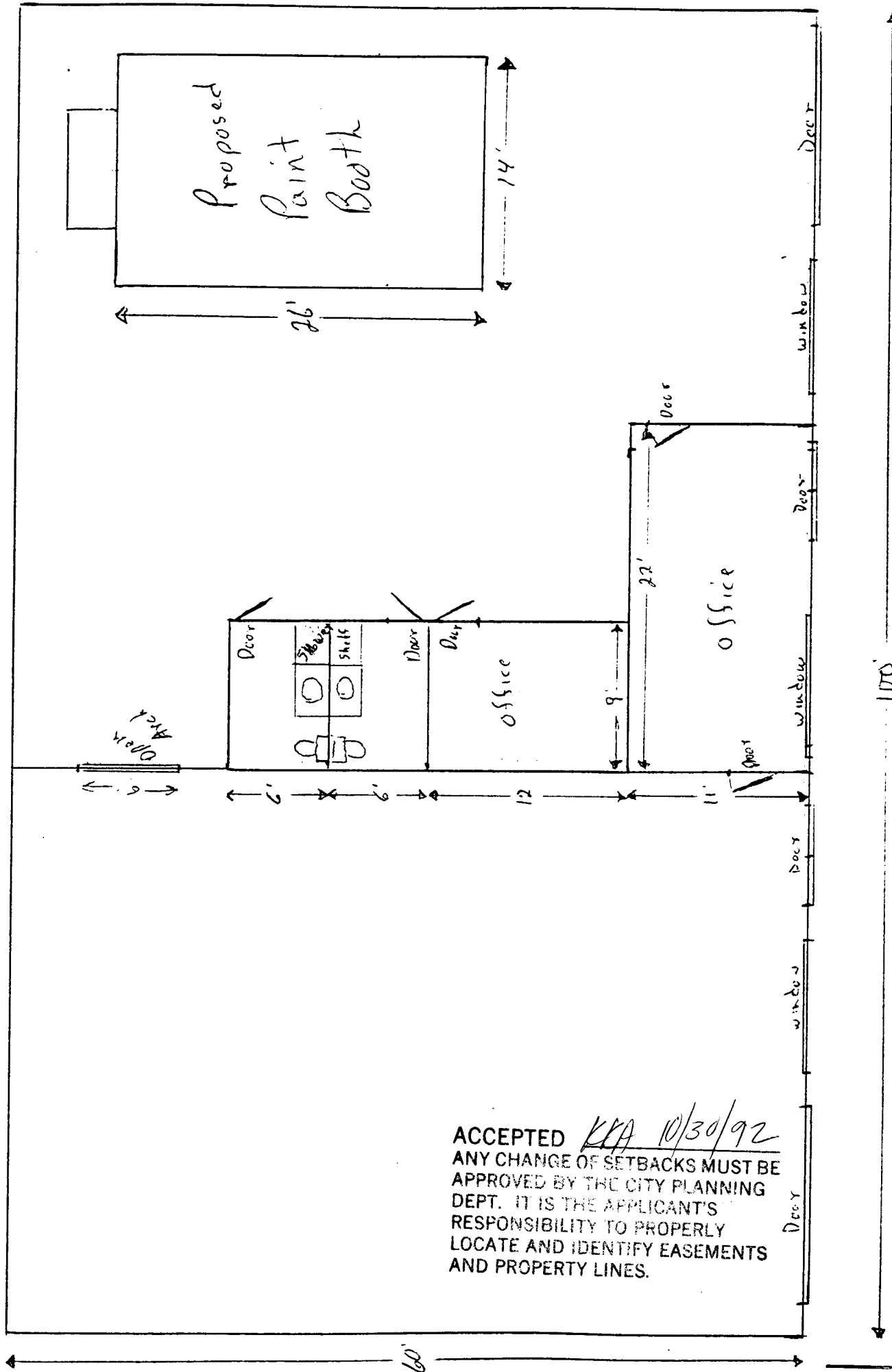
[Signature]
Department Approval

[Signature]
Applicant Signature

10/30/92
Date Approved

10/30/92
Date

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



ACCEPTED *KPA 10/30/92*
 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.

121 N. 22nd Court