

SUBMITTED: 7/15/92

PERMIT NO. 42336 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 787 22 Road

SQ. FT. OF BLDG: 1200 SF

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2697-361-00-050

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

OWNER Gary W. Brown

USE OF EXISTING BUILDINGS: _____

ADDRESS 787 22 Road

House, Shed

TELEPHONE: 243-7753

DESCRIPTION OF WORK AND INTENDED USE:

Metal Workshop

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

FOR OFFICE USE ONLY

ZONE L-1 Light Indust.

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0 REAR 0

CENSUS TRACT: 15 TRAFFIC ZONE: 1

MAXIMUM HEIGHT 105'

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.

Angelina Barrett
Department Approval

Applicant Signature

7/15/92
Date Approved

Date

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

