

DATE SUBMITTED: 11/20/92

PERMIT NO. 43584 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

#

BLDG ADDRESS 2470 US Hwy 6050

SQ. FT. OF BLDG: 4000

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2946-09-00-115

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER Dean Enfield
2470 US Hwy 6050

USE OF EXISTING BUILDINGS:
Turnup King

ADDRESS 2470 US Hwy 6050

DESCRIPTION OF WORK AND INTENDED USE:
cut a frame for door's

TELEPHONE: 241-9747

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-2

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 55' from CL

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0 REAR 0

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT 40'

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.

Angeline Bassett
Department Approval

Ronald Bohly
Applicant Signature

11/20/92
Date Approved

Date

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