

DATE SUBMITTED: 4/28/92

PERMIT NO. 41983 ✓

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$X1

BLDG ADDRESS 2456 1/2 Hwy 650

SQ. FT. OF BLDG: 1800

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 5006

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

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

TAX SCHEDULE # 2945-091-00-017

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

OWNER Douglas Bryson

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 2456 1/2 Hwy 650

Shop

TELEPHONE: (303) 245-9646

DESCRIPTION OF WORK AND INTENDED USE: Paint Booth

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 X

SETBACKS: FRONT 55' FEL

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

SIDE 10' REAR 10'

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT 40'

PARKING REQ'MT existing

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.

B. Paul  
\_\_\_\_\_  
Department Approval

Douglas Bryson  
\_\_\_\_\_  
Applicant Signature

April 29, 1992  
\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Date

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

MAIN  
ESTAKEY  
BOX

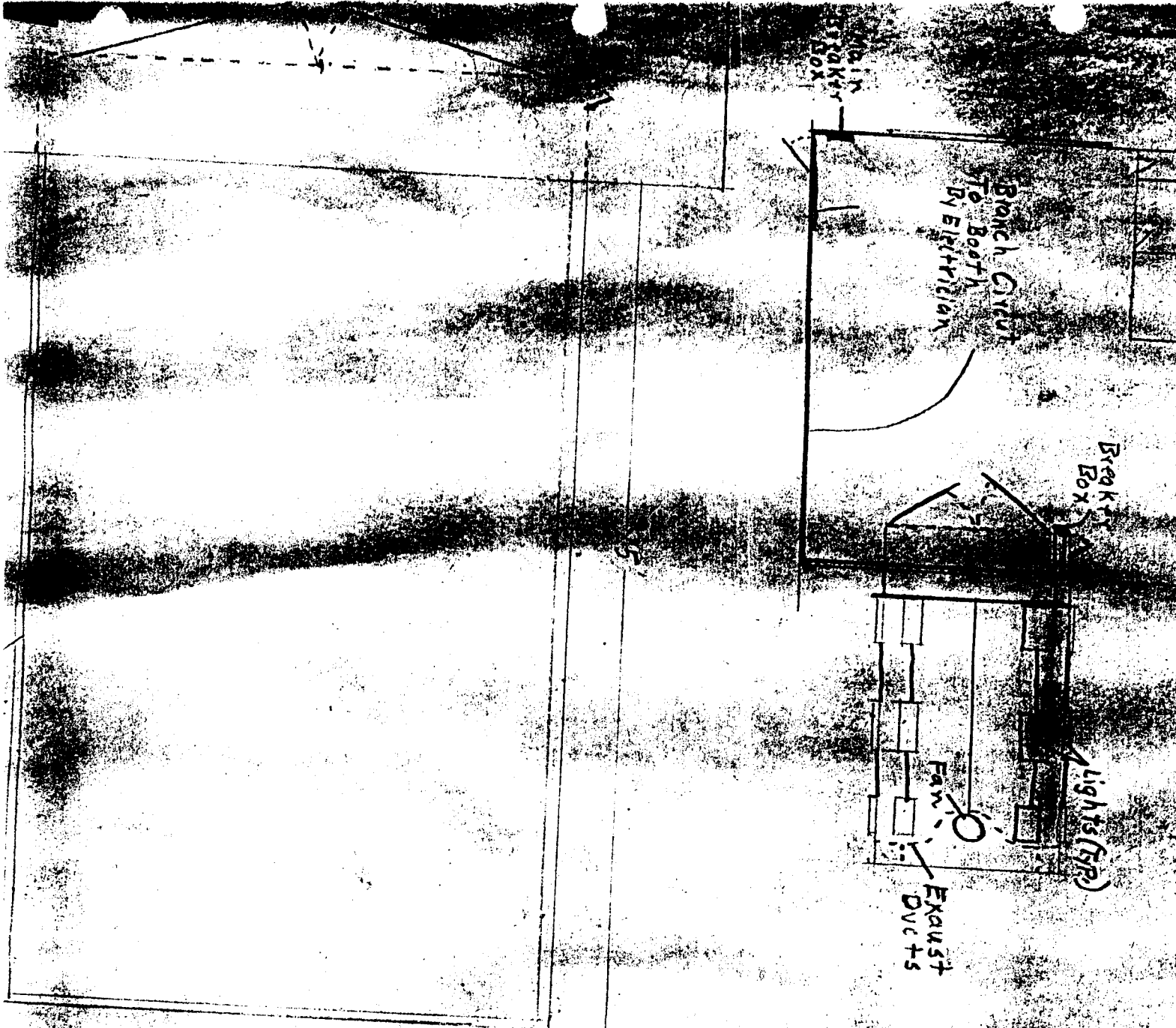
Branch Circuit  
To Booth  
By Electrician

Break  
Box

Lights (FP)

FAN

EXHAUST  
DUCTS



15

2'-4"

9'

11'

