

DATE SUBMITTED: 4-23-92

PERMIT NO. 41970 ✓

FEE \$ 10⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2880 I 70 B

SQ. FT. OF BLDG: 1485 ^{FR} 3000, ^{FR}

SUBDIVISION: Gunnison Ave. South

SQ. FT. OF LOT: Approx 1/2 acre

FILING NO. ___ BLK NO. ___ LOT NO. ___

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 2943-181-11-000

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: L. SCARFF

USE OF EXISTING BUILDINGS: Sign Company

ADDRESS: 2937 O'HERD

DESCRIPTION OF WORK AND INTENDED USE: ADDITION

TELEPHONE: 243-9529

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

FOR OFFICE USE ONLY

ZONE I-1

FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 55' ^{from centerline or Property line}

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 0' REAR 0'

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT 65'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

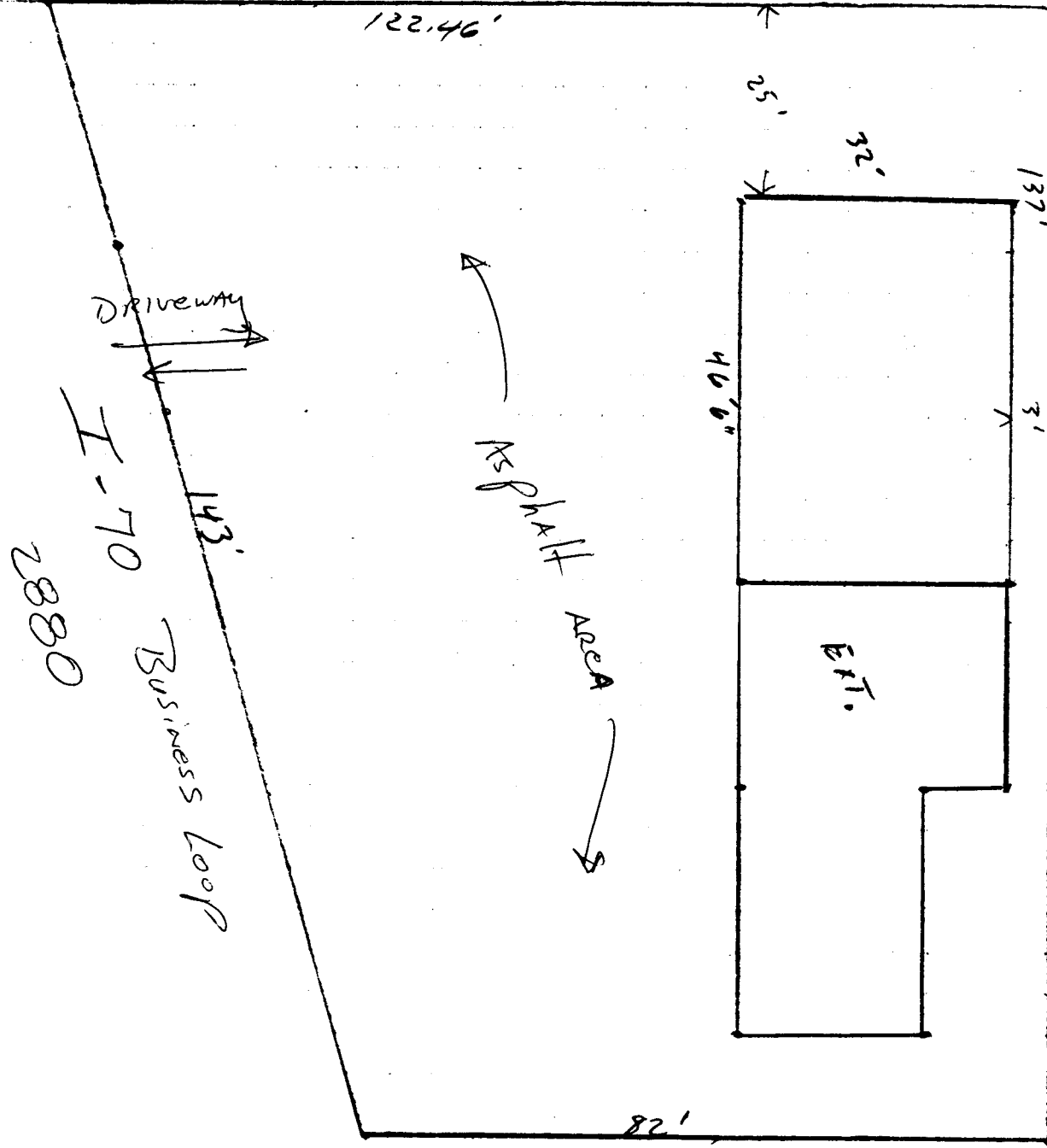
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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
4-23-92
Date Approved

[Signature]
Applicant Signature
4-23-92
Date



Melody LANE

ACCEPTED *DJA* 4-23-92
 ANY CHANGE OF RECORDING FEE
 APPROVED
 DEPT. OF PUBLIC SAFETY
 RESPONSE TO EMERGENCY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.