

DATE SUBMITTED: 5/6/92

PERMIT # 41723

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2420 E. MAIN

SQ. FT. OF BLDG: 960

SUBDIVISION: Peterson-Drwin

SQ. FT. OF LOT: 27,328

FILING # _____ BLK # / LOT # 1 (pt.)

NUMBER OF FAMILY UNITS: /

TAX SCHEDULE NUMBER:
2945-134-03-067

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: SEIDEL CORP.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2324 E 1/2 RD

SALES + SERVICE

PHONE: 241-9458

DESCRIPTION OF WORK AND INTENDED USE:

960 SQ FT ADDITION

SUBMITTALS REQ'D: TWO (2) 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

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

387

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

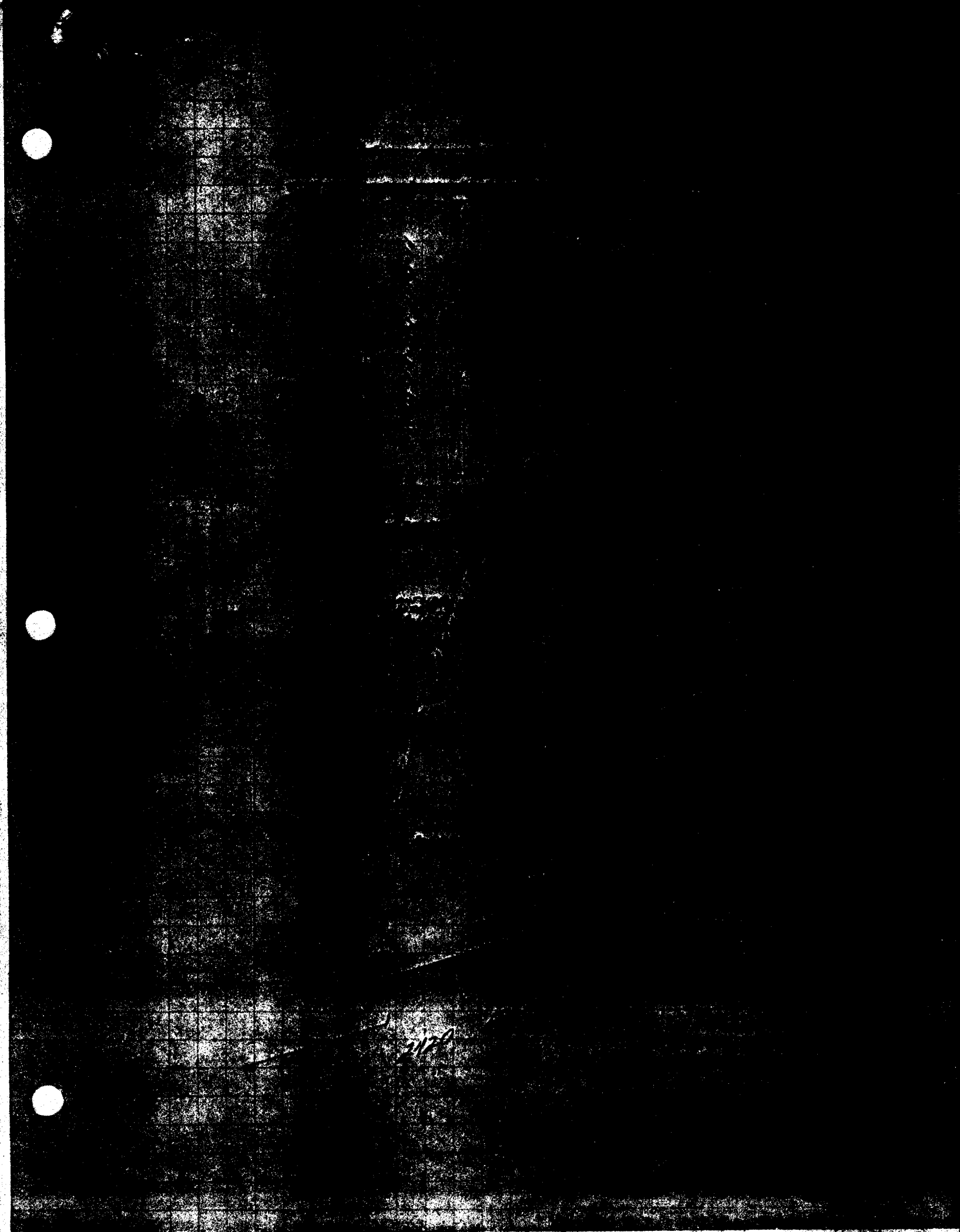
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 5/6/92

APPROVED BY: [Signature]

[Signature]
SIGNATURE



2170