

DATE SUBMITTED: 10 Feb 92

5/19/93

PERMIT NO. 44841

FEE \$ PAID
with Site Plan Review

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2892 NORTH AVE

SQ. FT. OF BLDG: 5040

SUBDIVISION _____

SQ. FT. OF LOT: 3 ACRES ±

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-074-00-098

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

OWNER EMORY CANTRELL

USE OF EXISTING BUILDINGS: VACANT HOUSE

ADDRESS PO Box 1292 DALTON GA

DESCRIPTION OF WORK AND INTENDED USE: WAREHOUSE

TELEPHONE: (706) 226 5616

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 _____

SETBACKS: FRONT 55' from ROW center line

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' abutting Residential REAR 10' abutting Residential

CENSUS TRACT: 60 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 40'

PARKING REQ'MT see plan

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

AS per plan

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

[Signature]
Applicant Signature

4-19-93
Date Approved

19 April 1993
Date

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