

DATE SUBMITTED: 2/13/92

PERMIT NO. 40982

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 939 South Ave SQ. FT. OF BLDG: _____

SUBDIVISION Grand Junction SQ. FT. OF LOT: _____

FILING # _____ BLK # 157 LOT # 2-12 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-144-46-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER George Taber USE OF EXISTING BUILDINGS: Auto Body Repair

ADDRESS 554 Grand Valley Dr. DESCRIPTION OF WORK AND INTENDED USE: INTERIOR

TELEPHONE: 434-9593

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-2 FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 5' GEOLOGIC HAZARD: YES _____ NO

SIDE 0' REAR 0' CENSUS TRACT: 8 TRAFFIC ZONE: 44

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] CO 4/7/92
Department Approval

[Signature]
Applicant Signature

2/13/92
Date Approved

Date

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