

DATE SUBMITTED: 11/12/92

PERMIT NO. 43690 V

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

+

BLDG ADDRESS 831 WINTERS

SQ. FT. OF BLDG: ± 1250

SUBDIVISION Canon's Subdivision

SQ. FT. OF LOT: _____

FILING # _____ BLK # 6 LOT # 034

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-231-13-034

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

OWNER AL SOJNSKI

USE OF EXISTING BUILDINGS: MACHINE SHOP

ADDRESS 1228 HERMOZA AVE
SAME 831 WINTERS W.J.

DESCRIPTION OF WORK AND INTENDED USE: SMALL ADDITION TO EXISTING BLDG
FOR USE AS A MACHINE SHOP

TELEPHONE: 242-1350

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 X NO _____

no Flood Plain permit due to relative size of addition

SETBACKS: FRONT 25' from CL

GEOLOGIC HAZARD: YES _____ NO X

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.

Angelic Bassett
Department Approval

[Signature]
Applicant Signature

11/12/92
Date Approved

11/12/92
Date

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

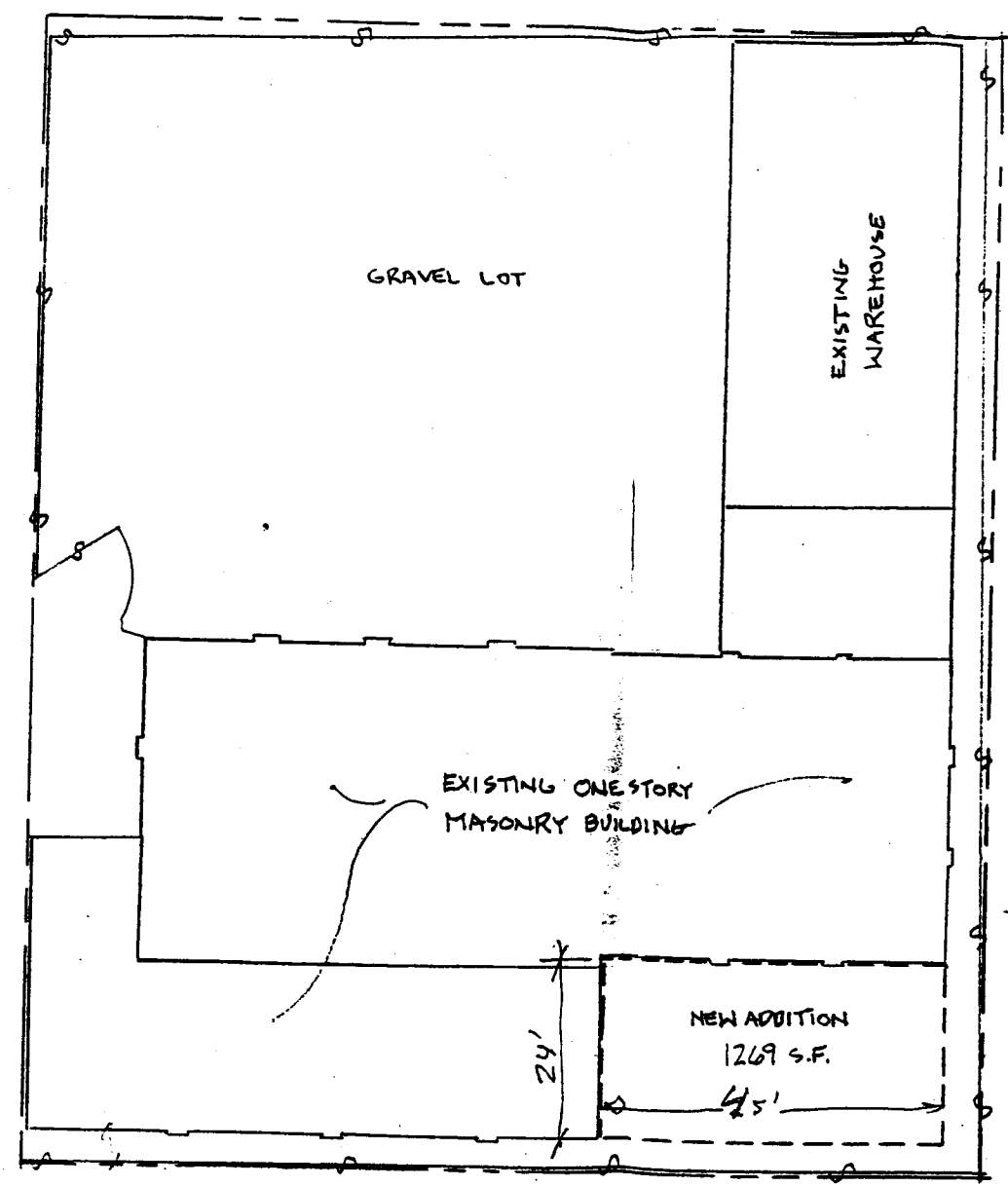
CHKD. BY _____ DATE _____

SUBJECT _____

SHEET NO. _____ OF _____

JOB NO. _____

WINTERS AVENUE



I-2 ZONING

ACCEPTED *A. Bassett*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

SITE PLAN
 NORTHWEST
 MACHINE WORKS
 831 WINTERS AVE.
 GRAND JUNCTION, CO.