

DATE SUBMITTED: 5/4/93

PERMIT NO. 44879 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 720 N. 1st

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 77 LOT # 112

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2145-142-37-012-015

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

OWNER Dwayne Dodd

USE OF EXISTING BUILDINGS: Car Sales Lot

ADDRESS 2255 Willowood

DESCRIPTION OF WORK AND INTENDED USE: Covered Deck on Front of Bldg.

TELEPHONE: _____

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

FOR OFFICE USE ONLY

ZONE R-3

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 65 Centerline of the right of way

GEOLOGIC HAZARD: YES _____ NO

SIDE C REAR C

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT _____

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

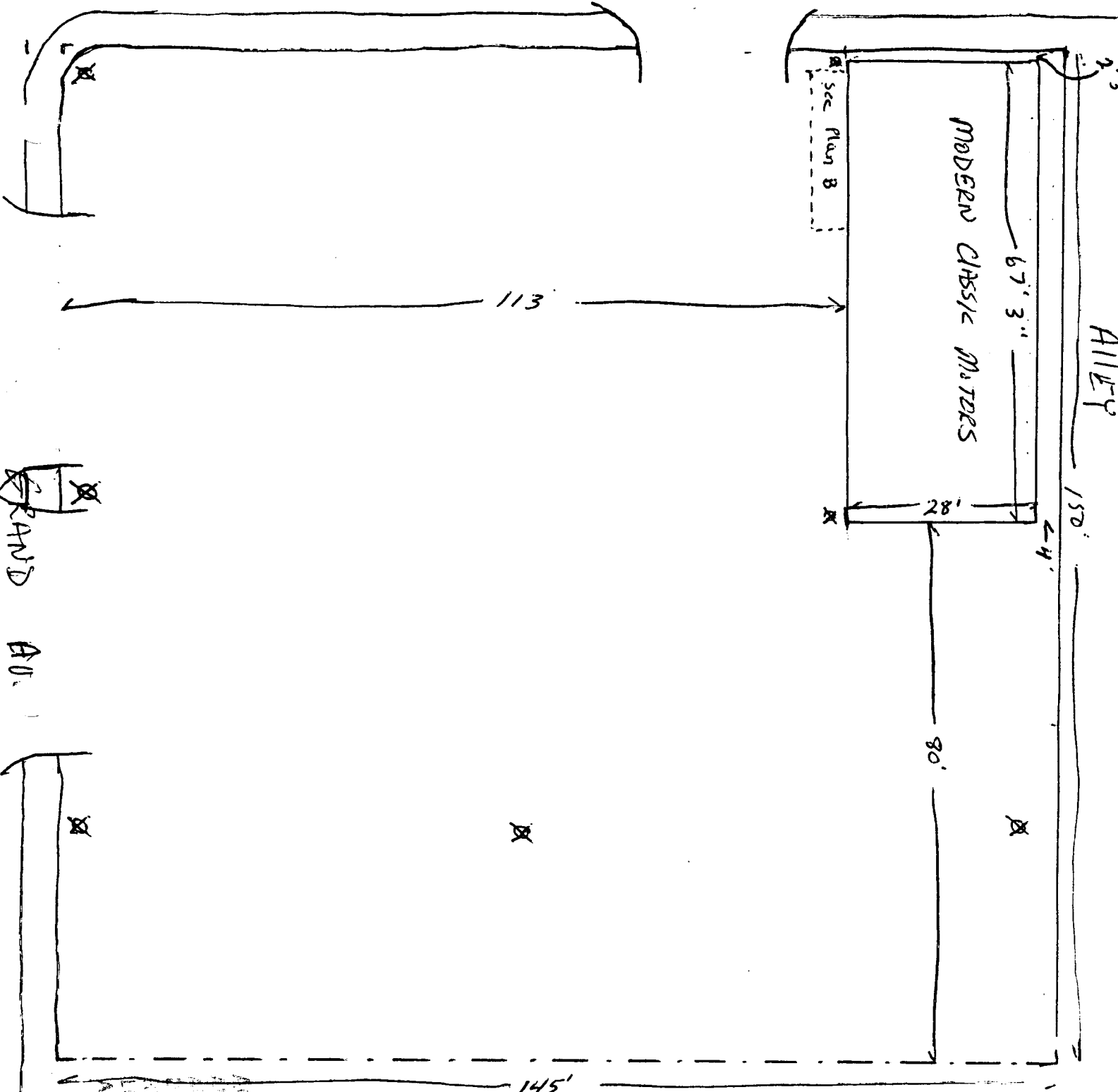
[Signature]
Applicant Signature

5/4/93
Date Approved

5/4/93
Date

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

First Street



ALLEY

MODERN CLASSIC MATRES

150'

67' 3"

80'

28'

113'

145'

GRAND AV.

Plan A

1/4" = 5'

⊗ = Light Pole

) (= Driveway

— = Existing Bld.

- - - = Addition

- - - = Chain Link Fence



ACCEPTED: LLA 5/14/93
 EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE CITY OF
 LOS ANGELES, CALIFORNIA.
 ENGINEER AND ARCHITECT
 AND PROPERTY LINES.