

DATE SUBMITTED: 6/3/93

PERMIT NO. 45985V

FEE \$ PAID

89 93

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1105 NORTH 1ST STREET SQ. FT. OF BLDG: 1132 #

SUBDIVISION N/A SQ. FT. OF LOT: 15,000 #

FILING # N/A BLK # N/A LOT # N/A NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-104D-00-055 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER K&K, INC.

ADDRESS 3621 G4/10 ROAD

TELEPHONE: 464-7512 / 245-2024
(SECONDARY) (PRIMARY)

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

USE OF EXISTING BUILDINGS:
AUTO REPAIR & GAS STATION

DESCRIPTION OF WORK AND INTENDED USE:
AUTO REPAIR & AUTO SALES

FOR OFFICE USE ONLY

ZONE C-2 FLOODPLAIN: YES NO

SETBACKS: FRONT 55' from centerline ^{NORTH} GEOLOGIC HAZARD: YES NO

SIDE Ø REAR 45' from centerline ^{12' ST} CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 40 PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

As per Approved PLAN File # 89-93

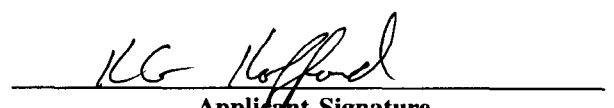
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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.



Department Approval



Applicant Signature

B-13-93 6/12/93

Date Approved

Date

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