

DATE SUBMITTED: 7/13/93

88 9

PERMIT NO. 45726

FEE \$ PAID

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Original
Do NOT Remove
From Office

Bldg to be placed

BLDG ADDRESS 748 North 1st St.

SQ. FT. OF BLDG: 756

SUBDIVISION _____

SQ. FT. OF LOT: 18,750

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: none

TAX SCHEDULE # 2945-142-24-012

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Monument Motors

USE OF EXISTING BUILDINGS: no present Bldg.

ADDRESS 748 W. Ave

TELEPHONE: 245-6560

DESCRIPTION OF WORK AND INTENDED USE:
Auto Sales lot only -
no mechanical work or repairs.

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-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' from centerline

GEOLOGIC HAZARD: YES _____ NO _____

SIDE Ø REAR Ø

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

PARKING REQ'MT 5

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:
SEE File # 88-93

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

7-21-93
Date Approved

7/13/93
Date

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