

DATE SUBMITTED: 6/7/93

PERMIT NO. 45168

FEE \$ 20.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 750 1/4 HORIZON DR

SQ. FT. OF BLDG: 3988

SUBDIVISION N/A

SQ. FT. OF LOT: 62,093

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2701 3400 026

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER WESTRAC INC

USE OF EXISTING BUILDINGS: _____

ADDRESS 750 1/4 HORIZON DR

DESCRIPTION OF WORK AND INTENDED USE:
CAR REPAIR FACILITY

TELEPHONE: 243-7556

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

FOR OFFICE USE ONLY

ZONE H.O.

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES _____ NO X

SIDE 15' REAR 15'

CENSUS TRACT: 16 TRAFFIC ZONE: 15

MAXIMUM HEIGHT 65'

PARKING REQ'MT Per site plan

LANDSCAPING/SCREENING REQUIRED:
Per site plan

SPECIAL CONDITIONS:
Need stamped grading/drainage plan prior to C.O.

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.

Twister K. Arp
Department Approval

John [Signature]
Applicant Signature

6/7/93
Date Approved

6/7/93
Date

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