

DATE SUBMITTED: 9/9/93

PERMIT NO. 73 93

FEE \$ 225⁰⁰

pl. receipt #313

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2559 Hinway 6¹/₂ 50

SQ. FT. OF BLDG: 1680

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-151-00-096

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

OWNER Michael W. & Susan L. Gregg

USE OF EXISTING BUILDINGS: ~~None~~ None - Vacant

ADDRESS 249 Columbus Canyon, G.J

DESCRIPTION OF WORK AND INTENDED USE: Car Lot

TELEPHONE: 243-5525

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

BACKS: FRONT 0

GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 40

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: as per approved site plan

SPECIAL CONDITIONS: imp. guarantee pd. 9/9/93 Original Do NOT Remove From Office

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
9/9/93
Date Approved

X [Signature]
Applicant Signature
6-1-93
Date

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