

DATE SUBMITTED: 5/21/93

PERMIT NO. 45048
FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2494 Industrial Bld. SQ. FT. OF BLDG: 8,000
 SUBDIVISION INDUSTRIAL AREA SUB SQ. FT. OF LOT:
 FILING # BLK # 1 LOT # 12 NO. OF FAMILY UNITS:
 TAX SCHEDULE # 2945-091-01-012 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 1
 OWNER Park Tool Co. USE OF EXISTING BUILDINGS: Office / warehouse
 ADDRESS 2494 Industrial Bld DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: 292-2775 Interior wood deck

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: DESIGNATED YES NO X
 SETBACKS: FRONT GEOLOGIC HAZARD: YES NO
 SIDE REAR CENSUS TRACT: 9 TRAFFIC ZONE: 9
 MAXIMUM HEIGHT N/A PARKING REQ'MT
 LANDSCAPING/SCREENING REQUIRED: INT. REMOVED 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
5/21/93
 Date Approved

[Signature]
 Applicant Signature
5/21/93
 Date

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