DATE SUBMITTED: _Feb , 1993_ 6/10/93          PERMIT NO. _45243_

FEE $ _PAID_

# PLANNING CLEARANCE
## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS _101 North Avenue_

SUBDIVISION _City of Grand Junction_

FILING # _N/A_ BLK # _11_ LOT # _1,2,3,4,_5

TAX SCHEDULE # _2945-142-01-001_

OWNER _Terrence O'Connor_

ADDRESS _1600 38th Street, Suite 203_

TELEPHONE: _(303)443-4575/FAX (303)443-0730_

SQ. FT. OF BLDG: _Midas-2936SF/Lube 3119SF_

SQ. FT. OF LOT: _18,125 SF_

NO. OF FAMILY UNITS: _N/A_

NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: _1 Building_

USE OF EXISTING BUILDINGS:
_Gas Station_

DESCRIPTION OF WORK AND INTENDED USE:
_Muffler & Lube Shop - Commercial_

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

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### FOR OFFICE USE ONLY

ZONE _C-2_     1st - 45' from Centerline    FLOODPLAIN:     YES _____     NO _____

SETBACKS: FRONT North-55' from Centerline   GEOLOGIC HAZARD: YES _____     NO _____

SIDE _0_ REAR _0_          CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _40'_          PARKING REQ'MT _As per PLAN_

LANDSCAPING/SCREENING REQUIRED:          SPECIAL CONDITIONS; Drainage Plans stamped by A professional engineer
_As per site PlAN File # 10-93_          Are Required for City Review And Approval prior to
          issuance of A Certificate of Occupancy AND ActuAl
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          building.

**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

_6-10-93_                          _11-22-93_
Date Approved                     Date

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