

DATE SUBMITTED: 4/16/93

#49 93

PERMIT NO. 44726

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 248 Wte

SQ. FT. OF BLDG: ~~914~~ ~~913~~ 913

SUBDIVISION City of Grand Junction

SQ. FT. OF LOT: 3,125 (25' x 125')

FILING # _____ BLK # 123 LOT # 20

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-143-26-013

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Shari G. Rasd

USE OF EXISTING BUILDINGS: vacant

ADDRESS 101 S 3rd

DESCRIPTION OF WORK AND INTENDED USE: remodel for auto shop - interior

TELEPHONE: 242-9180

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

Designated FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT _____

PARKING REQ'MT 4 - to be provided in parking lot across alley as per lease

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

94 sq. ft. of landscaped area required

40% of req. landscaping must be in shrubs & 75% of that shrub area must be in plant material

See file #49-93

The use of bark is preferred over rock

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.

Kathy Parker
Department Approval

Bruce Smith
Applicant Signature

4/21/93
Date Approved

4/15/93
Date

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