

DATE SUBMITTED: 5/11/93

PERMIT NO. 44931

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1440 Winters Ave SQ. FT. OF BLDG: 18x20 = 360 sqft

SUBDIVISION Colorado West Develop Park SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 7 NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-242-12-014 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Larry Johnson USE OF EXISTING BUILDINGS: Warehouse & manufacturing

ADDRESS 514 Liberty Cap Ct DESCRIPTION OF WORK AND INTENDED USE: 18x20 holding tank

TELEPHONE: 245-4127

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

FOR OFFICE USE ONLY

ZONE I-2 FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 0 GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0 CENSUS TRACT: 8 TRAFFIC ZONE: 44

MAXIMUM HEIGHT 40 PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

N/A

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.

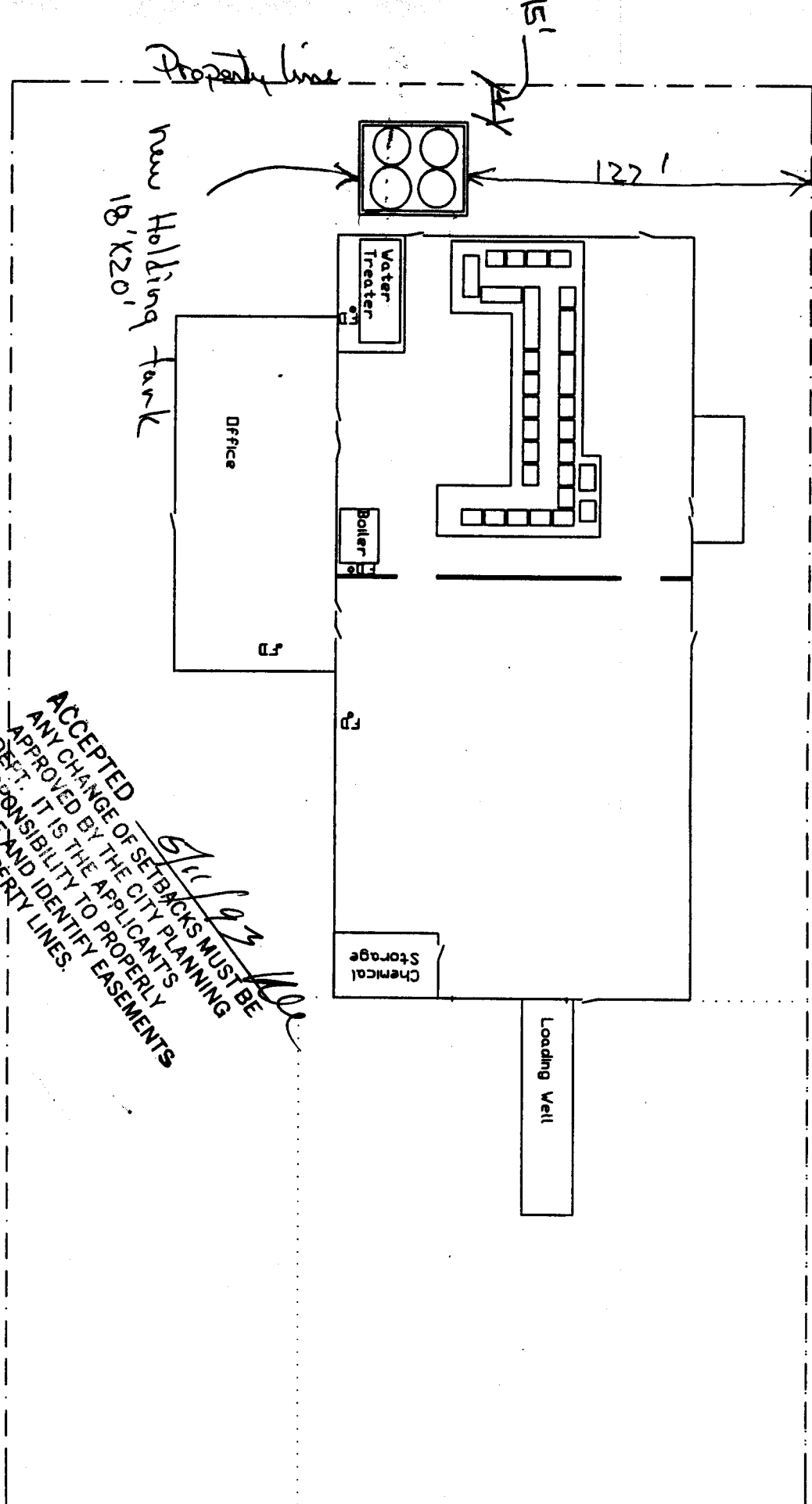
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
5/14/93
Date Approved

Applicant Signature

Date

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



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Stacy