

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 100-1910

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 549 Noland Ave TAX SCHEDULE NO. 2945-232-03-018
 SUBDIVISION South 5th St Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 2 LOT 8+12 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Carl D. Murphy NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 244 Sherman
 (1) TELEPHONE 242-0131 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Be Same USE OF EXISTING BLDGS Office & Storage
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ 8 ft fence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions Bldg Permit
 Maximum Height _____ Req'd
 CENSUS 8 TRAFFIC 44 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Julie E Fisher Date 8-12-98
 Department Approval Antonia J Castella Date 8-12-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No Change in Use

Utility Accounting CM Cole Date 8/12/98

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

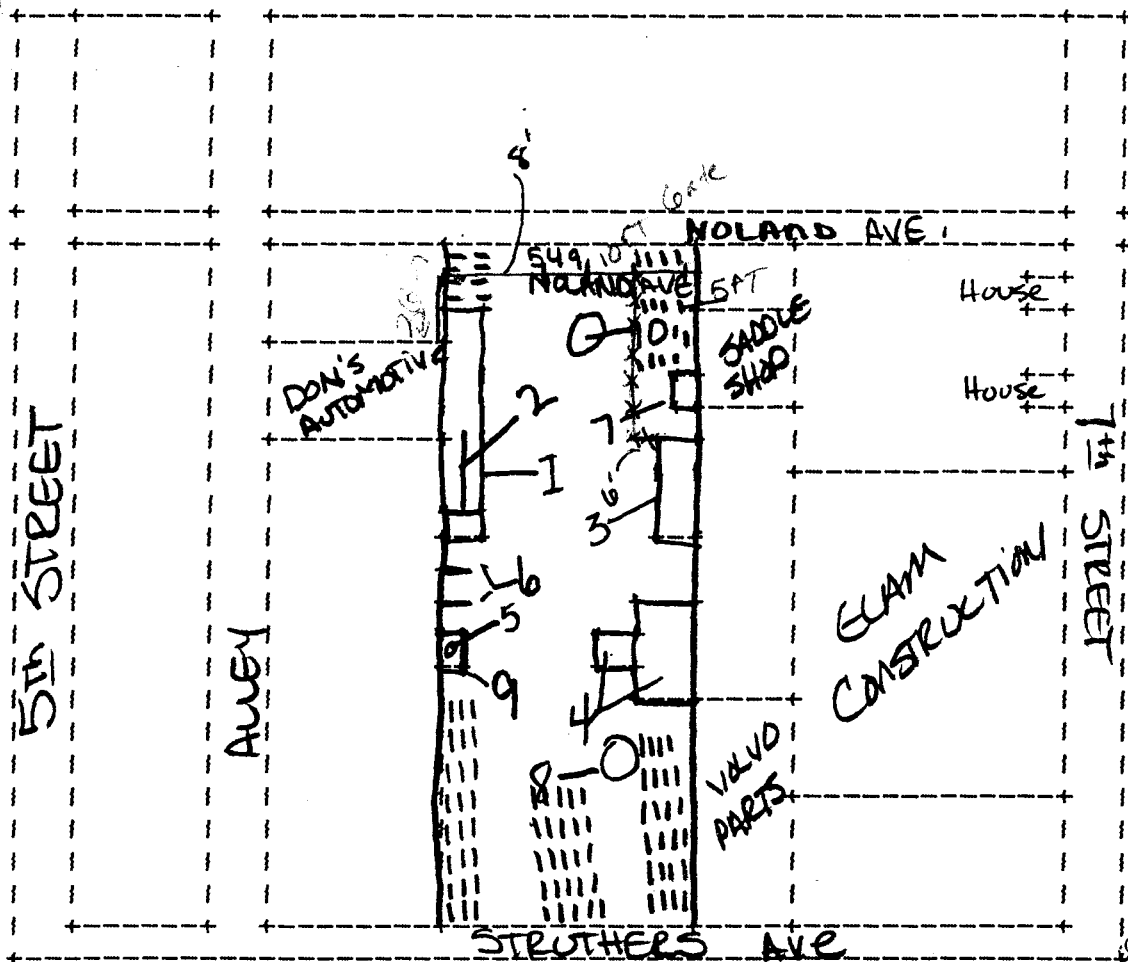
ANY AUTO WRECKING
 549 NOLAND AVE.
 GRAND JUNCTION, CO.
 81501
 303-242-0131
 CDPS6COR-020052

RR

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AREA SITE MAP

N



1. STORAGE, CEMENT SLAB FLOOR, METAL BUILDING. FRONT PART OF BUILDING TO BE OFFICE.
2. 165 GALLON DRAIN PIT. DOES NOT DRAIN INTO SEWER OR STORMWATER.
3. OFFICE/STORAGE OF ELECTRICAL PARTS AND SALT/SNOWMELT.
4. WAREHOUSE DISMANTLING AREA, CEMENT SLAB, METAL BLDG.
5. 200 GALLON CAPACITY PETROLEUM WASTE BARRELL.
6. BRAKE DRUM STORAGE.
7. LARGE METEAL STORAGE VAN PAINTED SURFACE.
8. LOW SPOT IN YARD.
9. CEMENT CONTAINMENT RETAINER FOR 200 GALLON WASTE OIL BARRELL.
10. LOW SPOT IN YARD.
11. CARS IN YARD. ||||

ACCEPTED SDC PERMITS 18-1298
 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.

Colorado RIVER