

DATE SUBMITTED: 12-6-89

PERMIT # 34703

FEE \$1000

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2906 NORTH AVE

SQ. FT. OF BLDG: 9804

SUBDIVISION: Flynn

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2943-083-12-001

PROPERTY OWNER: JIM FLYNN

3

ADDRESS: 165 WILLOWBROCK DR.

USE OF ALL EXISTING BUILDINGS: _____

PHONE: 243-6285

Storage, utility room

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

RETAIL STORE ADDITION

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO ✓

SETBACKS: F 554 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 1

PARKING SPACES REQ'D: 9

TRAFFIC ZONE: 52

LANDSCAPING/SCREENING: 4504

SPECIAL CONDITIONS: C.C. subject to

Landscaping plan will be submitted at
later date, no later than Dec. 20, 1989

meeting all parking & landscaping requirements
from previous clearance of this site

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 12-6-89

APPROVED BY: Amie G. Wertz

Jim Flynn
Richard [Signature]
SIGNATURE