

DATE SUBMITTED: 2/10/91

PERMIT NO. 40875

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 541 N. 1st St.

SQ. FT. OF BLDG: 1200

SUBDIVISION 601 Sub.

SQ. FT. OF LOT: 2400

FILING # _____ BLK # _____ LOT # 1

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-151-17-001

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

OWNER Mary Green

USE OF EXISTING BUILDINGS: None

ADDRESS 2650 N. 1st St. #12

DESCRIPTION OF WORK AND INTENDED USE: owning

TELEPHONE: 242-6291

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

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45' E

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0 REAR 0

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 40

PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: existing

SPECIAL CONDITIONS: will not extend past property line

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 Postma
Department Approval
2/10/91
Date Approved

[Signature]
Applicant Signature
2-10-92
Date

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

Armas Products
588 25 Road
ST, Co
242-1453
Van Dykstru

MARY GREEN
2650 No 1st St
Grand Junction
242-6298

541 No 1st St.

