

DATE SUBMITTED: 11-1-91

PERMIT NO. 40297

FEE \$ 0

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1120 N. 3rd

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Rodgers Addition

SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. \_\_\_\_\_ BLK NO. 5 LOT NO. 1

NO. OF FAMILY UNITS: 0

TAX SCHEDULE NO: 2945-113-19-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Richard Manchester

USE OF EXISTING BUILDINGS: Offices / Warehouse for Dry Cleaning

ADDRESS: 1120 N 3rd Street

DESCRIPTION OF WORK AND INTENDED USE: Expand Office in Back

TELEPHONE: 242-3505

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

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**FOR OFFICE USE ONLY**

ZONE C-2

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE \_\_\_\_\_ REAR \_\_\_\_\_ Remodel

CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT Interior

PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: Interior Remodel Only  
No change in use

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.

B. Paulson  
Department Approval  
11/1/91  
Date Approved

[Signature]  
Applicant Signature  
11/5/91  
Date