

DATE SUBMITTED: 11/27/91

PERMIT NO. 40645

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 918 North 7th St.

SQ. FT. OF BLDG: 2904

SUBDIVISION City of A.J.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 18 LOT # 4 & 5

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-141-11-008

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

OWNER Bruce Ricks

USE OF EXISTING BUILDINGS: Mortgage Company - Real Estate Management

ADDRESS 367 Redell Drive G.F.

DESCRIPTION OF WORK AND INTENDED USE: Dental Office & Mortgage Company. Interior remodel.

TELEPHONE: 245-1936

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

FOR OFFICE USE ONLY

ZONE B-3

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE Interior REAR _____

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT _____

PARKING REQ'MT Existing

LANDSCAPING/SCREENING REQUIRED: Existing

SPECIAL CONDITIONS: Interior remodel - no change in use - has always been professional office

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 Porter
Department Approval

Bruce Ricks
Applicant Signature

11/27/91
Date Approved

11-27-91
Date

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