

DATE SUBMITTED: 12/5/91

PERMIT NO. 40543

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 734 S. 7th St.

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 11 LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-231-00-022

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

OWNER Daily Sentinel

USE OF EXISTING BUILDINGS: newspaper

ADDRESS 734 S. 7th St.

DESCRIPTION OF WORK AND INTENDED USE: new store front

TELEPHONE: 242-5050

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

FOR OFFICE USE ONLY

ZONE I-2 FLOODPLAIN: YES YES _____ NO _____

SETBACKS: FRONT 35' From Centerline Store Front Remodel GEOLGIC HAZARD: YES _____ NO _____

SIDE 0' REAR 0' CENSUS TRACT: 8 TRAFFIC ZONE: 44

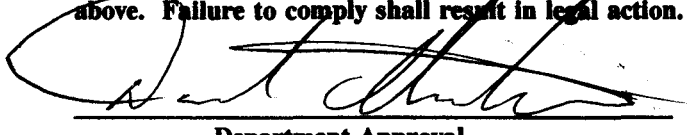
MAXIMUM HEIGHT 25' PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED _____ SPECIAL CONDITIONS: _____

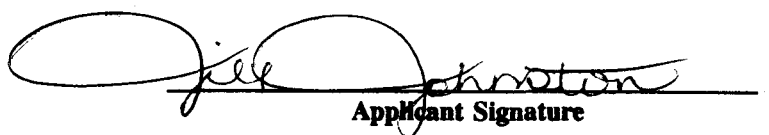
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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.



Department Approval



Applicant Signature

12-5-91
Date Approved

Date

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