

DATE SUBMITTED: 9/30/91

PERMIT NO. 39923

FEE \$ no fee

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 599 25 ROAD

SQ. FT. OF BLDG: 3100

SUBDIVISION: Monument Comm. Park

SQ. FT. OF LOT: 40,000

FILING NO. BLK NO. 1 LOT NO. 3

NO. OF FAMILY UNITS:

TAX SCHEDULE NO: 2945-091-06003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

OWNER: ALCO BUILDING

USE OF EXISTING BUILDINGS: COMMERCIAL

ADDRESS: 599 25 ROAD.

DESCRIPTION OF WORK AND INTENDED USE: Interior remodel - no change in use

TELEPHONE: 242-1423

SUBMITTALS 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

GEOLOGIC HAZARD: YES NO

SIDE REAR

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT

PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: existing

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.

Kathy Lester
Department Approval
9/30/91
Date Approved

Noel Dolan
Applicant Signature
9/30/91
Date