

DATE SUBMITTED: 9-11-91

PERMIT NO. _____

FEE \$ 500^{pd}

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 121 CHEPETA SQ. FT. OF BLDG: 875⁴

SUBDIVISION: G.T. CITY of SQ. FT. OF LOT: 6250

FILING NO. ___ BLK NO. 56 LOT NO. 586 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-142-36-004 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: TED MAUKRES. USE OF EXISTING BUILDINGS: RES.

ADDRESS: 121 CHEPETA

TELEPHONE: 243-0929 DESCRIPTION OF WORK AND INTENDED USE: INTERIOR Remodel to BUSINESS OFFICE

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

CHANGE IN USE FROM Residential to PROFESSIONAL OFFICE

FOR OFFICE USE ONLY

ZONE C-2 FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 25' from centerline GEOLOGIC HAZARD: YES ___ NO ___

SIDE 0' REAR 0' CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 40' PARKING REQ'MT 3 spaces
(3 spaces Existing)

LANDSCAPING/SCREENING REQUIRED: Existing SPECIAL CONDITIONS:

* underground pressurized irrigation system will be installed

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.

[Signature]
Department Approval
9-11-91
Date Approved

[Signature]
Applicant Signature
9-11-91
Date