

DATE SUBMITTED: 8/12/91

PERMIT NO. 39482

FEE \$ No Charge

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 581 N. COMMERCIAL DR. SQ. FT. OF BLDG: 3,200 #

SUBDIVISION: WESTGATE PARK SQ. FT. OF LOT: 100 x 130 = 13,000 #

FILING NO. BLK NO. #2 LOT NO. 24 & 26 NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 294510-13-039 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: WEBB FAMILY TRUST. USE OF EXISTING BUILDINGS: COMMERCIAL

ADDRESS: 1533 CRESTVIEW Ct. G.J., DESCRIPTION OF WORK AND INTENDED USE:
81506 Interior OFFICE REMODEL

TELEPHONE: 243-8843

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 X

SIDE REAR N/A
MAXIMUM HEIGHT Interior Only

CENSUS TRACT: 4

TRAFFIC ZONE: 10

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.

Kristen L. Adkins
Department Approval
8/12/91
Date Approved

Thomas W. May
Applicant Signature
8-12-91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).