

DATE SUBMITTED: 11/15/91

PERMIT NO: 40388

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 704 Elm

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION ELM AVE SUB

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 1 LOT # 1

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-114-13-037

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

OWNER Doug Stewart

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 704 ELM

DESCRIPTION OF WORK AND INTENDED USE: interior remodel

TELEPHONE: 245-9008 / 245-9776

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

### FOR OFFICE USE ONLY

ZONE PB

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE \_\_\_\_\_ REAR \_\_\_\_\_

CENSUS TRACT: 5 TRAFFIC ZONE: 33

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT as per plan

LANDSCAPING/SCREENING REQUIRED: as per plan

SPECIAL CONDITIONS: see file 35-88

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  
11/15/91  
Date Approved

[Signature]  
Applicant Signature  
11/15/91  
Date

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