

DATE SUBMITTED: 12-12-91

PERMIT NO. 40570

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 209 Hwy 99

SQ. FT. OF BLDG: 10,225

SUBDIVISION 2000

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 11

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 700 8-2 81 13-450
2945-202-00-004

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

OWNER Lawrence M. ...

USE OF EXISTING BUILDINGS: _____

ADDRESS 600 ...

DESCRIPTION OF WORK AND INTENDED USE:
...

TELEPHONE: 241-7279

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

FOR OFFICE USE ONLY

ZONE S-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 10 feet

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR 10 feet

CENSUS TRACT: 12 TRAFFIC ZONE: 27

MAXIMUM HEIGHT _____

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.

[Signature]

[Signature]

Department Approval

Applicant Signature

12-12-91

12-13-91

Date Approved

Date

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