

DATE SUBMITTED: 9-24-91

PERMIT NO. 40002

FEE \$ 10⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2490 HWY 6350

SQ. FT. OF BLDG: 1000 SQ FT ADDITION

SUBDIVISION: _____

SQ. FT. OF LOT: 3600 SQ FT TOTAL

FILING NO. _____ BLK NO. _____ LOT NO. _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2940-09400-152

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: MIKE McCallum

USE OF EXISTING BUILDINGS: RETAIL BOAT STORE

ADDRESS: 2490 HWY 6350

DESCRIPTION OF WORK AND INTENDED USE: 1000 SQ FT ADDITION

TELEPHONE: 243-4333

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 ___

SETBACKS: FRONT 33' from centerline

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 0' REAR 0'

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT 40'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

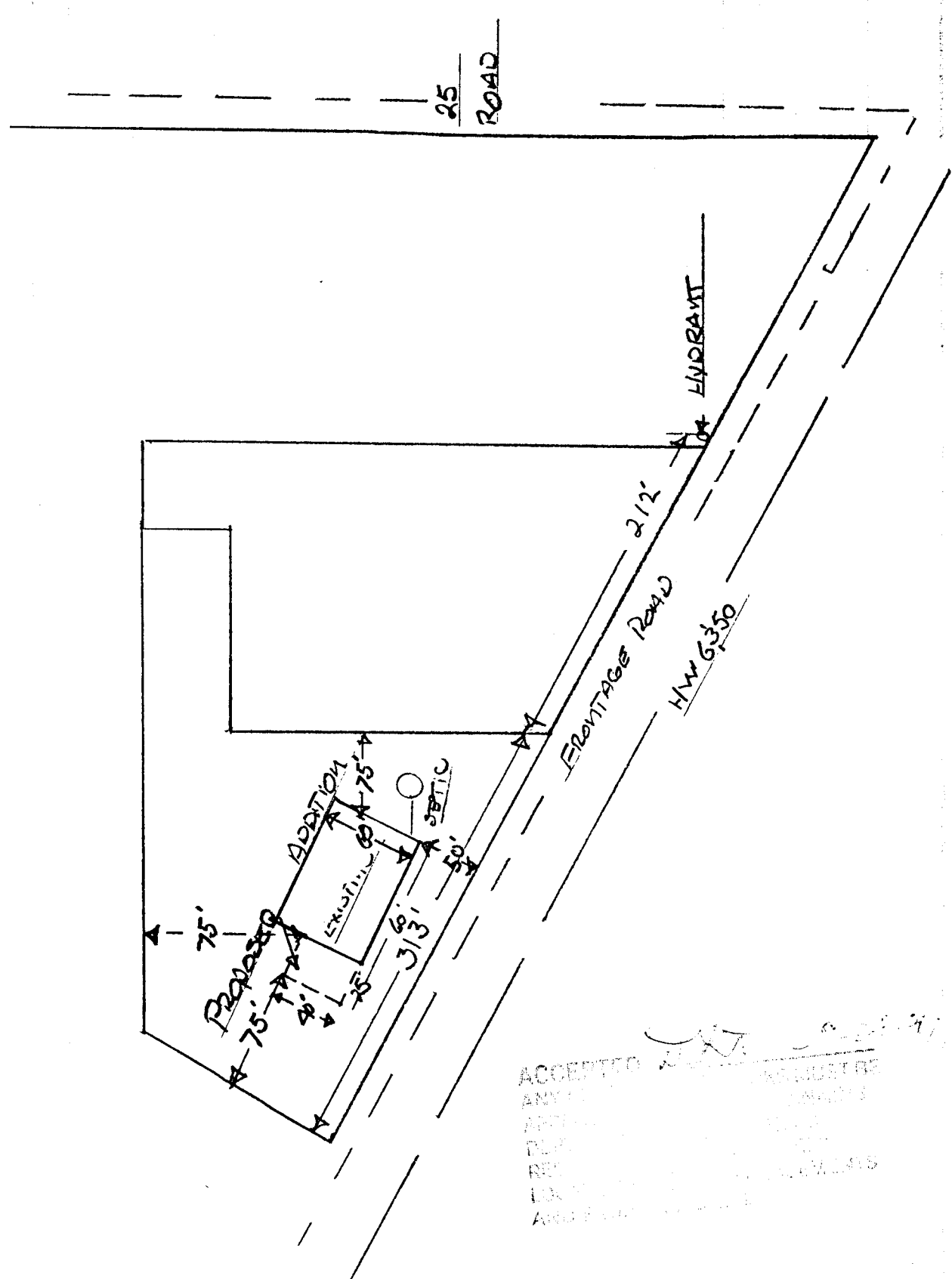
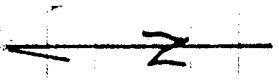
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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]
Department Approval
9-24-91
Date Approved

[Signature]
Applicant Signature
9-24-91
Date



ACCEPTED [Signature] 10/21/97
 ANY [unclear] MUST BE
 RE [unclear]
 RE [unclear]
 AND [unclear]



4850 Lima • Denver, CO 80239
 (303) 371-6286 • FAX 371-3077
 (800) 888-6286

Project _____
 Job No. _____
 Subject _____
 Date _____ By _____