

DATE SUBMITTED: 12/16/91

PERMIT NO. 40605

FEE \$ 0

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2401 North Ave #16x17 SQ. FT. OF BLDG: _____

SUBDIVISION Geller Arms Shopping Ctr SQ. FT. OF LOT: _____

FILING # _____ BLK # 5 LOT # _____ NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-B1-01-027 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: Shopping Center

OWNER Geller Arms Shop Thru 033 & 036 USE OF EXISTING BUILDINGS: Retail

ADDRESS same

TELEPHONE: _____ DESCRIPTION OF WORK AND INTENDED USE: Moving Western Slope Aquatics back to original store

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

FOR OFFICE USE ONLY

ZONE B-3 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT Shopping GEOLOGIC HAZARD: YES _____ NO X

SIDE Existing REAR no CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT Change in use PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS:

No change in use - Retail Store moved back after tailings removed.

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.

B. Paulson
Department Approval
12/16/91
Date Approved

[Signature]
Applicant Signature

Date

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