

DATE SUBMITTED: 10/17/91

PERMIT NO. 40177

FEE \$ No Charge

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2830 N AVE. SPACE CBY SQ. FT. OF BLDG: 1,455

SUBDIVISION: Eastgate Shopping Ctr SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. _____ LOT NO. _____ NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2943-072-17-001 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER: TOM LEVALLEY USE OF EXISTING BUILDINGS: _____

ADDRESS: _____

TELEPHONE: 434-1557 DESCRIPTION OF WORK AND INTENDED USE:
ADD PARTITIONS AND FRAME FOR DISPLAY FOR A PET SHOP

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-1

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____ N/A

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____ Interior

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT _____ Remodel

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.

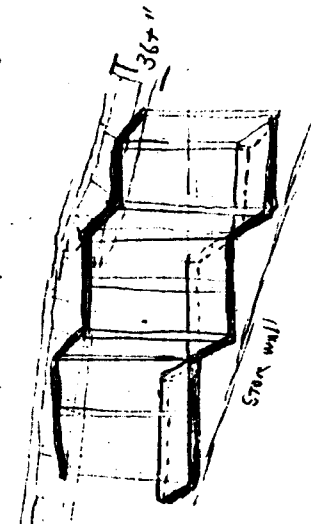
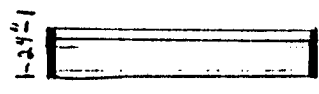
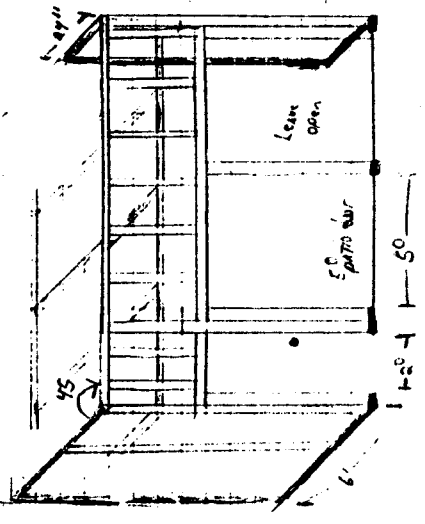
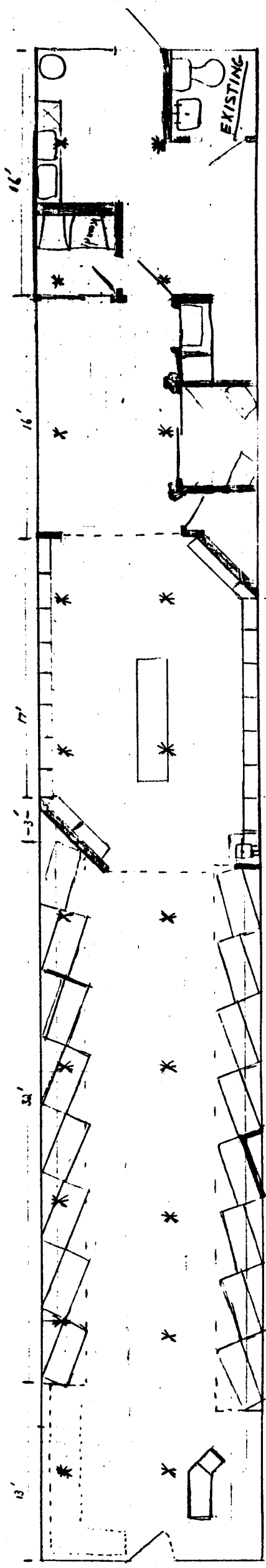
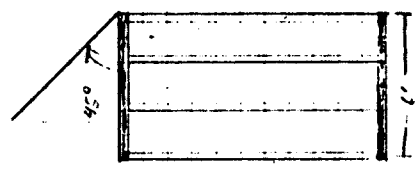
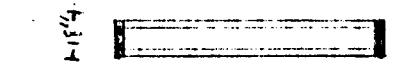
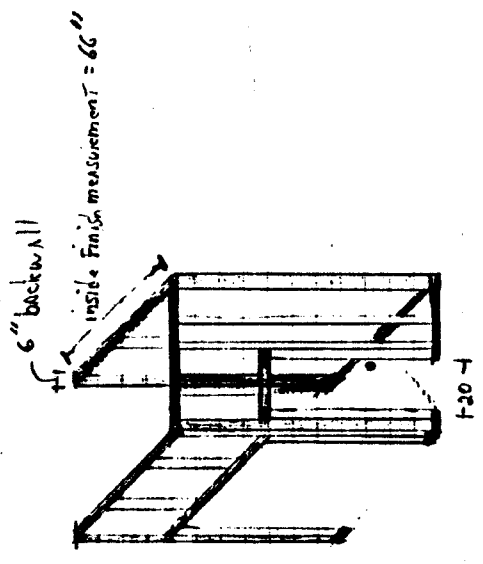
Kristen L. Anderson
Department Approval
10/17/91
Date/Approved

Dwayne Martin
Applicant Signature
10-17-91
Date

ACCEPTED KYA 10/17/91
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY PROPERLY
 RESERVE ALL RIGHTS AND ENCUMBRANCES
 LOCATE ALL PROPERTY ENCUMBRANCES
 AND PROPERTY LINES.

434-1557

2830 N Ave - SPACE - CBY



STOP FRONT