

DATE SUBMITTED: 7/29/91

PERMIT # 99833

FEE \$ N/C

**PLANNING CLEARANCE**

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2837 N. Ave. Sp. F45 SQ. FT. OF BLDG: 10 x 60

SUBDIVISION: A&W M.A. PK SQ. FT. OF LOT:         

FILING #      BLK #      LOT #      NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2943-182-00-071 NUMBER OF BUILDING ON PARCEL BEFORE THIS PLANNED PROPERTY CONSTRUCTION: N/A

OWNER: Cheryl Lavee

USE OF EXISTING BUILDINGS:

ADDRESS: 2837 North Ave F. 45

N/A

TELEPHONE:         

DESCRIPTION OF WORK AND INTENDED USE:

SET M.A.

**SUBMITTALS REQUIRED: TWO PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.**

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**FOR OFFICE USE ONLY**

~~ONE C-2  
SETBACKS: FRONT  
SIDE REAR  
MAXIMUM HEIGHT           
LANDSCAPING/SCREENING REQUIRED:~~

FLOODPLAIN: YES      NO   /    
GEOLOGIC HAZARD: YES      NO   /    
CENSUS TRACT #   7    
TRAFFIC ZONE   39    
SPECIAL CONDITIONS:         

ANY MODIFICATIONS TO THIS APPROVED 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.

Kathy M. [Signature]  
DEPT. APPROVAL  
7/29/91  
DATE APPROVED

Cheryl Lavee  
APPLICANT SIGNATURE  
          
DATE

\*\*\* VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (SECTION 9-3-2.D OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE).