

DATE SUBMITTED: 8/8/90

PERMIT NO. 39454

FEE \$ No Charge

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 200 W Aurora

SQ. FT. OF BLDG: 4,000

SUBDIVISION: _____

SQ. FT. OF LOT: 1.67 acrs.

FILING NO. ___ BLK NO. ___ LOT NO. ___

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945151 00032

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: Jerry Derby

USE OF EXISTING BUILDINGS: Retail

ADDRESS: 360 W Gunnison St.

DESCRIPTION OF WORK AND INTENDED USE: Remodel & Retail Sale

TELEPHONE: 245

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 X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES ___ NO X

SIDE _____ REAR _____ N/A Interior remodel

CENSUS TRACT: 9

MAXIMUM HEIGHT _____

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Parking & landscaping plan is required prior to C.O. H.P.

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 K. Arbeck
Department Approval
8/8/91
Date Approved

Jerry Derby
Applicant Signature
8-8-91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).