

DATE SUBMITTED: 9/4/91

PERMIT NO. 39648

FEE \$ 0

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 447 Road Ave

SQ. FT. OF BLDG: 13,392
13,600+

SUBDIVISION: _____

SQ. FT. OF LOT: _____

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

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945-143-16-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: one

OWNER: Glen Dennis

USE OF EXISTING BUILDINGS: office Supply Bldg

ADDRESS: 447 Road Ave

DESCRIPTION OF WORK AND INTENDED USE: Remodel - Travel Agency

TELEPHONE: 245-5951

SUBMITTALS REQUIRED: David Baag
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 35' City of RAW.

GEOLOGIC HAZARD: YES ___ NO X

SIDE 0' REAR 0'

CENSUS TRACT: 2 TRAFFIC ZONE: 42

MAXIMUM HEIGHT 40'

PARKING REQ'MT Parking Existing

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: Conversion of Retail Space to office use.

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 / KP
Department Approval
9/4/91
Date Approved

HW - K. S. 88
Applicant Signature
9-4-91
Date

Road Ave ← E

approx 93'
7 parking spaces

copy center

Valley office supply

Travel

approx 144'
11 parking spaces

ACCEPTED BP 9/4/91
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.