

DATE SUBMITTED: 11/16/92

PERMIT NO. 43526

FEE \$ 80.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2020 N. 12th St.

SQ. FT. OF BLDG: 9366

SUBDIVISION _____

SQ. FT. OF LOT: 174' x 119'

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: —

TAX SCHEDULE # 2945-122-00-158

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: —

OWNER Dr. Capland

USE OF EXISTING BUILDINGS: _____

ADDRESS 2020 N. 12th St.

TELEPHONE: 245-1257

DESCRIPTION OF WORK AND INTENDED USE: Construct medical office building

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

FOR OFFICE USE ONLY *See plans on file # 45-83*

ZONE PB

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR as per approved plan # 45-83

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

PARKING REQ'MT 31 spaces (2 spaces leased) from property to south

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: Revocable Permit, Fence Permit & Sign Permit required

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.

Kathleen M. Parker
Department Approval

Bill [Signature]
Applicant Signature

11/18/92
Date Approved

11/18/92
Date

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