

DATE SUBMITTED: 2/18/92

PERMIT NO. 41031

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$

BLDG ADDRESS 205 No 4th Street SQ. FT. OF BLDG: _____

SUBDIVISION City of M.J. SQ. FT. OF LOT: _____

FILING # _____ BLK # 97 LOT # 17-23 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-143-10-007 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Aura Financial Services USE OF EXISTING BUILDINGS: Office

ADDRESS 3349 Michelson Drive

TELEPHONE: 714-553-7689 DESCRIPTION OF WORK AND INTENDED USE: New office space

REQUIRED: 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 _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR garden CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT _____ PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: existing SPECIAL CONDITIONS: Interior remodel - no change in 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.

Kathy Portner
Department Approval
2/18/92
Date Approved

James Wood
Applicant Signature
2-18-92
Date

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