

DATE SUBMITTED: 8/21/92

PERMIT NO. 42756 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1015 N. 7th

SQ. FT. OF BLDG: 384 \$

SUBDIVISION City of G-J

SQ. FT. OF LOT: -

FILING # _____ BLK # 6 LOT # 12-19

NO. OF FAMILY UNITS: -

TAX SCHEDULE # 2945-141-01-003

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

OWNER BRAY + CO

USE OF EXISTING BUILDINGS: _____

ADDRESS 1015 N. 7th

DESCRIPTION OF WORK AND INTENDED USE: office addition

TELEPHONE: 242-6618

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

SETBACKS: FRONT 5

GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0

CENSUS TRACT: 3 TRAFFIC ZONE: 36

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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 [Signature]
Department Approval

[Signature]
Applicant Signature

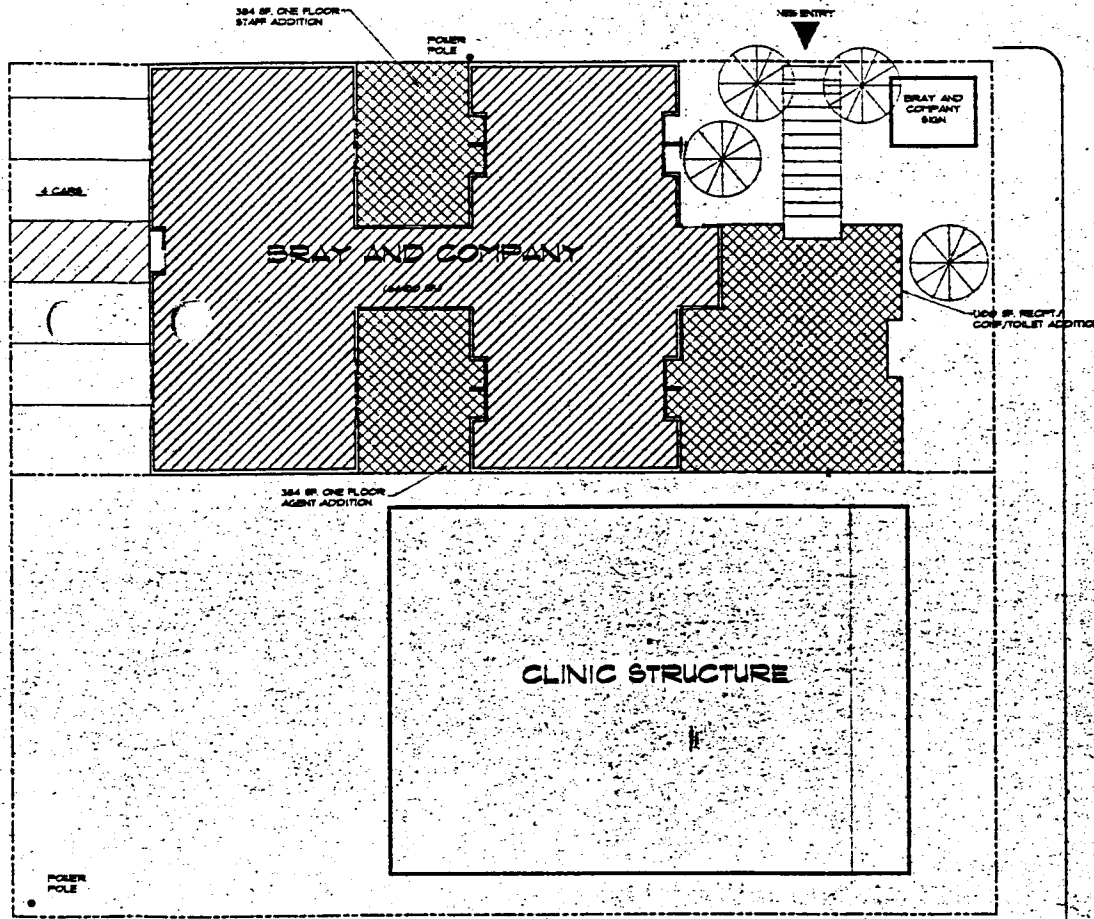
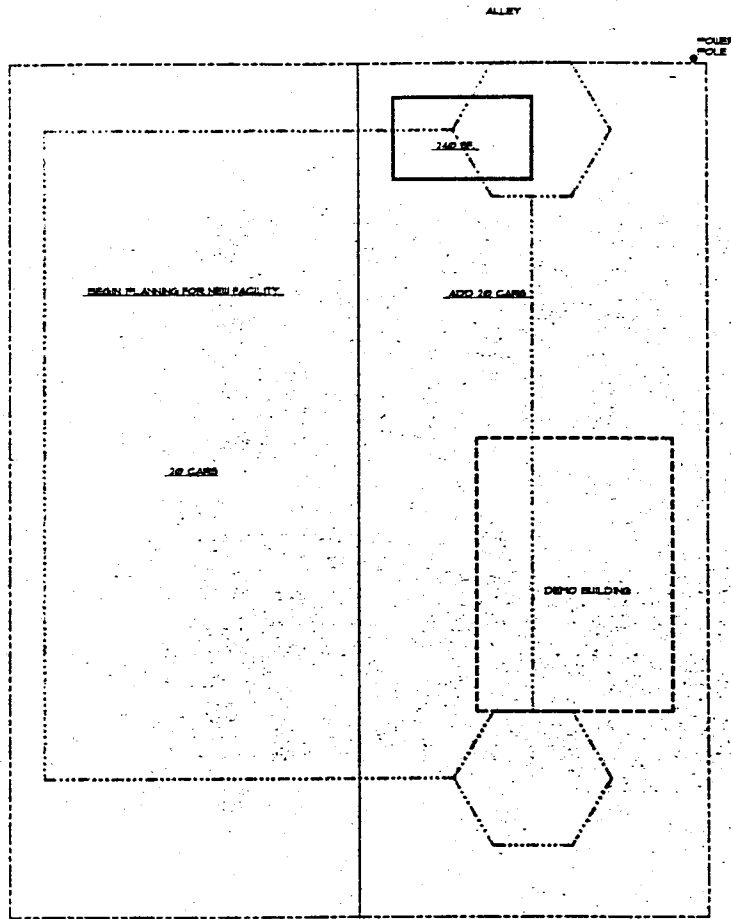
8/21/92
Date Approved

8-21-92
Date

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

OPTION FOUR

ACCEPTED *2/20/92 KCM*
 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.



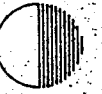
DELFOUR AVENUE



1
SP5

SITE PLAN

1"=10'-0"



DILLON-HUNT P.C.

ARCHITECTURE AND FACILITY MANAGEMENT

804 GRAND AVENUE
 GRAND JUNCTION, CO. 81501
 (303) 246-1285
 (303) 246-7437 (FAX)



DATE: 9/03
 8-26-91
 RAM
 1"=10'-0"
 36x24

**BRAY & COMPANY
 MAIN OFFICE**

SHEET NO.
 SP5