

DATE SUBMITTED: 11/17/92

PERMIT NO. 43513 L
FEE \$ 0

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 136 SO 7-

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: 125 X 125

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945 144 20 001

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

OWNER John Leyh

USE OF EXISTING BUILDINGS: Commercial

ADDRESS 136 S. 7th St

DESCRIPTION OF WORK, AND INTENDED USE: Add Mezzanine floor

TELEPHONE: _____

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

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT Interior Remodel

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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.

Gilbert J. Albeck
Department Approval

Arthur Butts
Applicant Signature

17 November 92
Date Approved

11/17/92
Date

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