

DATE SUBMITTED: 2-25-92

PERMIT NO. 41048

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1027 S 7th

SQ. FT. OF BLDG: 8,000 \$

SUBDIVISION _____

SQ. FT. OF LOT: 50 X 150

FILING # _____ BLK # 8 LOT # part of 2

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-231-15-024

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

OWNER Building Specialties Store, Steven W. Osborne Inc.

USE OF EXISTING BUILDINGS: _____

ADDRESS 1027 S. 7th

DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel

TELEPHONE: 241-8487

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

FOR OFFICE USE ONLY

ZONE I-2 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT: 8 TRAFFIC ZONE: 44

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: No 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.

[Signature]
Department Approval

[Signature] Sec
Applicant Signature B.S.

2-25-92
Date Approved

2-25-92
Date

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