

DATE SUBMITTED: 12/10/92

12/17/92

PERMIT NO. 43753 ✓

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 484 28 RD

SQ. FT. OF BLDG: 1200

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2943-182-00-052 <sup>missed</sup>

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER JOAN DURAN

USE OF EXISTING BUILDINGS: GROCERY STORE

ADDRESS 3249 DOWNING CT #4

DESCRIPTION OF WORK AND INTENDED USE: TEMPORARY OFFICE

TELEPHONE: \_\_\_\_\_

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

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FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 5'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE A REAR A

CENSUS TRACT: 11 TRAFFIC ZONE: 39

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: TEMP. CONST. TRAILOR for Tailings

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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  
12/10/92  
Date Approved

[Signature]  
Applicant Signature  
12-10-92  
Date

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