

DATE SUBMITTED: 5/6/92

PERMIT NO. 41692 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 750 1/2 Horizon Dr. SQ. FT. OF BLDG: 2 Bldgs (326 SF)
(318 SF)

SUBDIVISION N/A SQ. FT. OF LOT: 44,702

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: 4/A

TAX SCHEDULE # 2701.364.00.026 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER West Win Investments USE OF EXISTING BUILDINGS: Wearry's Rest.

ADDRESS Grand Junction, Colo

TELEPHONE: 303.241-3214 DESCRIPTION OF WORK AND INTENDED USE: Ice Cream Shop; Golf Rental

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

FOR OFFICE USE ONLY

ZONE H.O. FLOODPLAIN: YES _____ NO

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO

SIDE _____ REAR _____ CENSUS TRACT: 16 TRAFFIC ZONE: 15

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: AS PER APPROVED PLAN file #20-92

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.

Karl Metzger
Department Approval
5/6/92
Date Approved

Ken Christ
Applicant Signature
5/6/92
Date

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