

DATE SUBMITTED: Aug 17, 92

PERMIT NO. 42647 ✓

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$X1

BLDG ADDRESS 2692 Hwy 50 S X

SQ. FT. OF BLDG: 2700 0

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 002

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-261-09-002

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

OWNER Jerry HARRIS

USE OF EXISTING BUILDINGS: _____

ADDRESS 2056 Fernside Dr

DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel

TELEPHONE: 242-9322

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

FOR OFFICE USE ONLY

ZONE PB

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT As per

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR Ave # 26.82

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: Interior Remodel

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]
Applicant Signature

Aug 17, 92
Date Approved

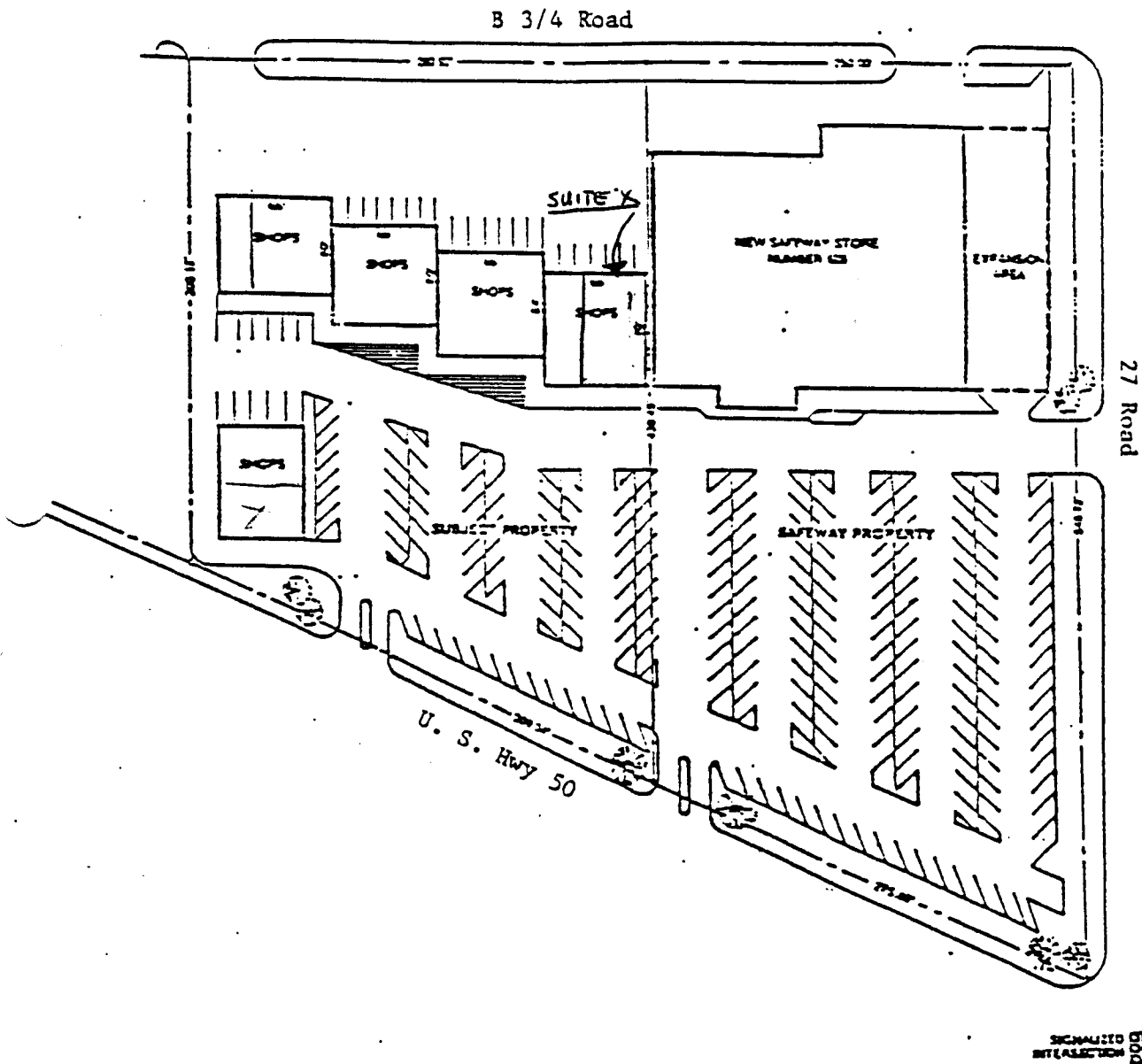
Date

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

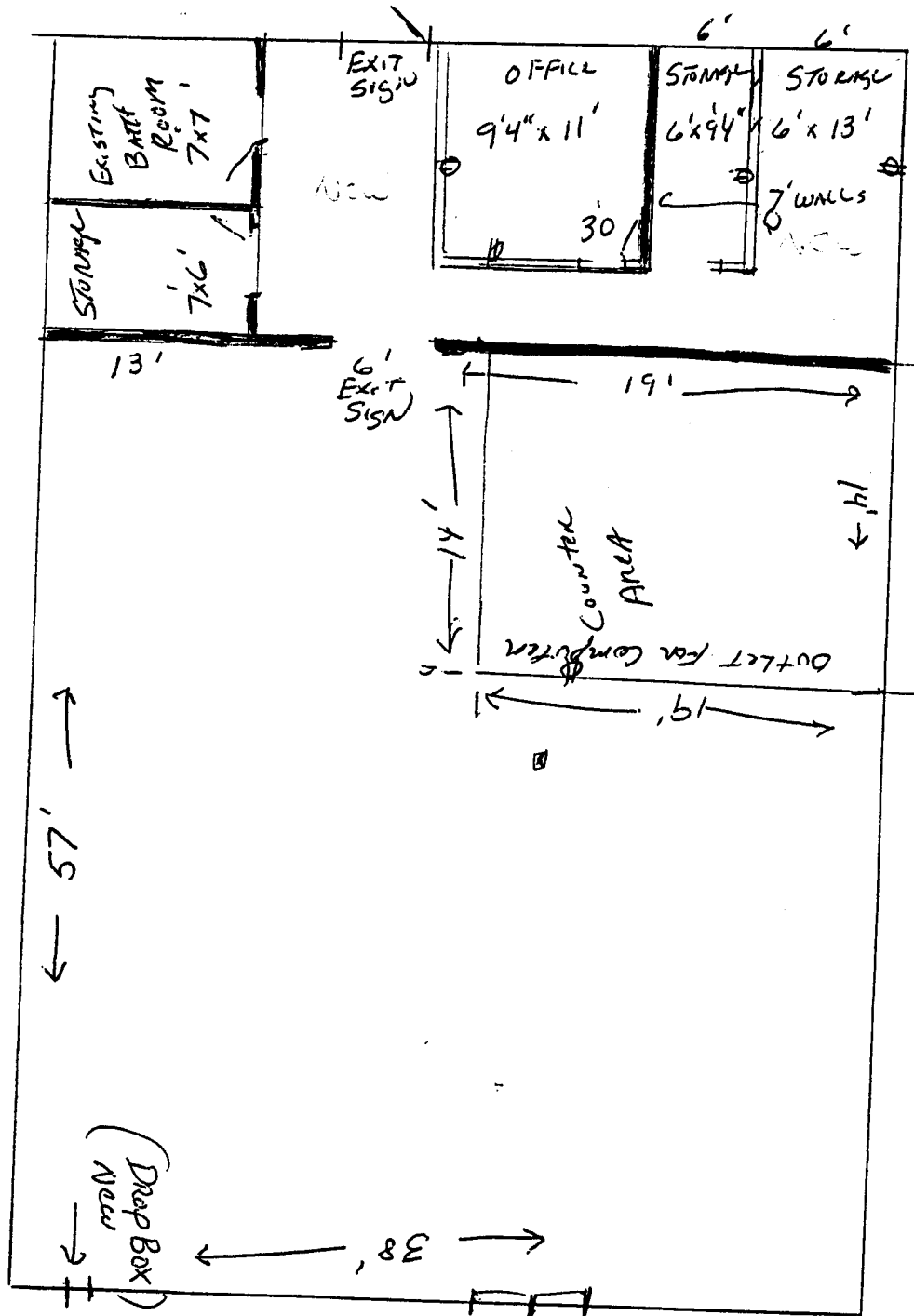
C.O. Issued 1-8-93 permit # 42175

EXHIBIT A
PLAN OF PREMISES

ACCEPTED *KW Aug 17, 92*
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.



MESA PLAZA SHOPPING CENTER
Grand Junction, Colorado



VIDEO STATION
 8692 Hwy 50 Suite X
 GRAND JUNCTION, CO 81503

ELECTRICALS:
 2 220 OUTLET
 6 110 OUTLET

Framing:
 New

EXISTING
 30' New FLOOR WALLS