

DATE SUBMITTED: 4/8/92

PERMIT NO. 41441 ✓

FEE \$ model

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2463 U.S Hwy 6450 SQ. FT. OF BLDG: 8,000

SUBDIVISION Arrow Square Ind. 6450 SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 1 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-091-07-002 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER William Nelson / Clo Elaine Bassham USE OF EXISTING BUILDINGS: Retail / warehouse

ADDRESS 2736 1/2 B 1/4 Rd - 81503

TELEPHONE: 293-1872 DESCRIPTION OF WORK AND INTENDED USE: 1,000 sq ft storage deck in warehouse inside existing warehouse

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 \_\_\_\_\_

SIDE \_\_\_\_\_ REAR interior

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: existing

SPECIAL CONDITIONS: Interior remodel no change in use

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.

Kathy Pectin  
Department Approval

[Signature]  
Applicant Signature

4/8/92  
Date Approved

4/8/92  
Date

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