

DATE SUBMITTED: 12-10-92

10/20/88
12/21/91 - Watermark
7/14 - no plan

PERMIT NO. 447512

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$

BLDG ADDRESS 2491 Hwy 6 E S0

SQ. FT. OF BLDG: 1400

SUBDIVISION _____

SQ. FT. OF LOT: 15,000

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-⁰⁹⁴~~00~~-140

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Henry & Judith Drake

USE OF EXISTING BUILDINGS: Commercial / Retail

ADDRESS 555 B/4th CT

DESCRIPTION OF WORK AND INTENDED USE: Construction of show room addition (936 sq ft)

TELEPHONE: 242-4190

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

SETBACKS: FRONT 55'

GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

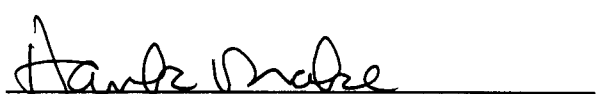
SPECIAL CONDITIONS: _____

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.


Department Approval


Applicant Signature

12-10-92
Date Approved

12/10/92
Date

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

ACCEPTED
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.

J. Jones

SITE PLAN
WATERMARK SPAS & POOLS
2491 HWY. 6 #50 INC.
SHOWROOM ADDITION

