

DATE SUBMITTED: 9/28/92

PERMIT NO. 43019 ✓

FEE \$ _____

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2571 Hwy 6-50

SQ. FT. OF BLDG: 1800

SUBDIVISION _____

SQ. FT. OF LOT: NA

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: NA

TAX SCHEDULE # 2945-151-00-095

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

OWNER David S. McDonald

USE OF EXISTING BUILDINGS: _____

ADDRESS 391 Rockell

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245-0812

Interior Walls - remodel

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-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 55 ft

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0 REAR 0

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT 40'

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

Sept 29, 92
Date Approved

9-29-92
Date

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