

DATE SUBMITTED: 3/6/92

PERMIT NO. 41133 ✓

FEE \$ no fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$ 41

BLDG ADDRESS 2454 Hwy 65 50 Unit 113 SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION Sawtelle SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # ~~113~~ 112 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-091-05-008 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER RTC USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 225 N<sup>th</sup> 5<sup>th</sup> Suite 1020

TELEPHONE: 241-2909 DESCRIPTION OF WORK AND INTENDED USE: Interior 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 H0 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR refer CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ 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 Foster  
Department Approval

Ernie Williams for Jay Warner  
Applicant Signature

3/6/92  
Date Approved

March 6, 1992  
Date

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