

DATE SUBMITTED: 5-11-92

only record  
34327  
10/20/89

5/13/92  
PERMIT NO. 41746 ✓

FEE \$ \_\_\_\_\_

\$12

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2454 Hwy 6E50

SQ. FT. OF BLDG: 1400 sq ft

SUBDIVISION Southside

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294509105008

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Beeg & Co. - Prop. Management

USE OF EXISTING BUILDINGS: OFFICE

ADDRESS 2454 Hwy 6E50

DESCRIPTION OF WORK AND INTENDED USE: Office or Removal - No change of use.

TELEPHONE: 242-2450

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 \_\_\_\_\_

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR N/A

CENSUS TRACT: 9 TRAFFIC ZONE: 9

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.

Jan Koch  
Department Approval

dy C. Wagner  
Applicant Signature

5-11-92  
Date Approved

5/11/92  
Date

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