

DATE SUBMITTED: 7/29/92

PERMIT NO. 42459

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 419 MAIN ST

SQ. FT. OF BLDG: 3000

SUBDIVISION _____

SQ. FT. OF LOT: 3000

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 294514321006

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

OWNER TOM BROWN

USE OF EXISTING BUILDINGS: VACANT

ADDRESS 846 HIGUERA SAN LUIS OBISPO CA 93410

TELEPHONE: 241-0874
JEFF BASINGER

DESCRIPTION OF WORK AND INTENDED USE: -
COSMETIC / RETAIL Interior
Facade Remodel-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 B-3

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____

CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT N/A

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.

Angeline Barrett
Department Approval
7/29/92
Date Approved

Jeff Basinger
Applicant Signature
7/29/92
Date

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

13
STEP 1 OR
VIEW

CORDOBA AWNINGS

PAINT WINDOW
TRIM PATINA
BRONZE

GRANITE

042

