

DATE SUBMITTED: 12-1-92

PERMIT NO. 436451

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 601 Main St.

SQ. FT. OF BLDG: _____

SUBDIVISION City of G.J.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 116 LOT # 1 & 2

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-143-19-001

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

OWNER Sheerwood Investments Co.

USE OF EXISTING BUILDINGS: retail business

ADDRESS 833 26 Rd G.J.

TELEPHONE: 241-2016

DESCRIPTION OF WORK AND INTENDED USE: Repair & maintenance on exterior 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 B-3

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 2 TRAFFIC ZONE: 42

MAXIMUM HEIGHT all existing

PARKING REQ'MT _____

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.

Kathleen M. Parker
Department Approval

Michael A. Lopez
Applicant Signature

12-1-92
Date Approved

12/1/92
Date

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