

DATE SUBMITTED: Sept. 14, 92

PERMIT NO. 42968 ✓

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

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 644 MAIN ST

SQ. FT. OF BLDG: 6,500

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: -

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

NO. OF FAMILY UNITS: -

TAX SCHEDULE # 2945-144-18-007

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

OWNER ROBERT & YVONNE ARMANTROUT

USE OF EXISTING BUILDINGS: BUSINESS

ADDRESS 2291 SHIP ROCK RD

TELEPHONE: 242-5324

DESCRIPTION OF WORK AND INTENDED USE: REMODEL WITH NO CHANGE IN USE

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 \_\_\_\_\_

SETBACKS: FRONT 35'

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

SIDE 0 REAR 0

CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

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.

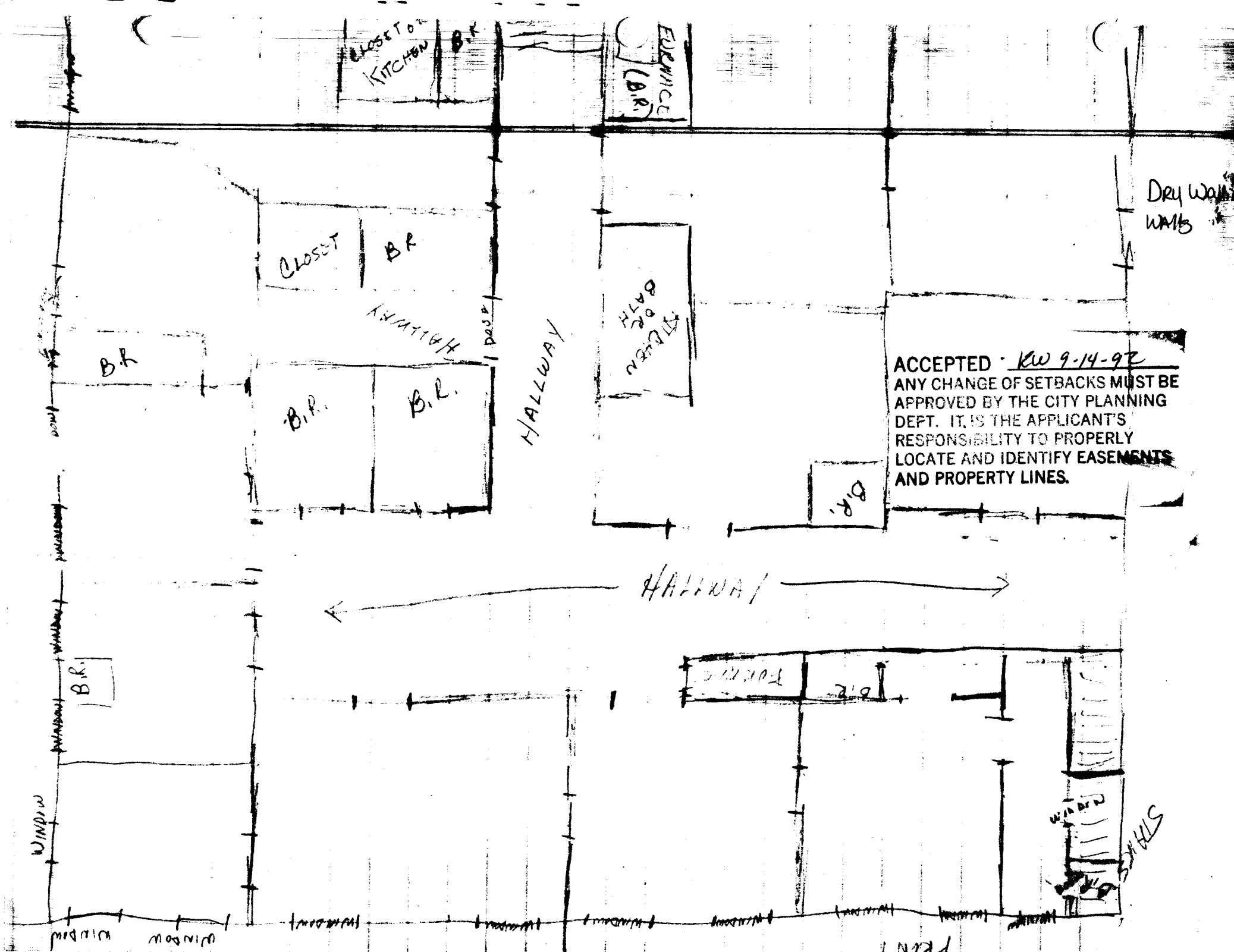
[Signature]  
Department Approval

[Signature]  
Applicant Signature

9-14-92  
Date Approved

\_\_\_\_\_  
Date

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



ACCEPTED - RW 9-14-92  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.