

DATE SUBMITTED: 1/8/93

PERMIT NO. 43876 V

FEE \$ no fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 137 WEST MAIN

SQ. FT. OF BLDG: 1830 sq ft

SUBDIVISION MOBLEY - S

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

FILING # \_\_\_\_\_ BLK # 7 LOT # 4  
*part lot 3*

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-154-01-014

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

OWNER Castle Creek Property L.T.D

USE OF EXISTING BUILDINGS:  
Nursing Home Pharmacy

ADDRESS 105 W Colorado Ave

TELEPHONE: 241-0250

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: YES \_\_\_\_\_ NO X

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

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

SIDE \_\_\_\_\_ REAR setback

CENSUS TRACT: 9 TRAFFIC ZONE: 43

MAXIMUM HEIGHT setback

PARKING REQ'MT no change in use - parking existing

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS:

No change in use - has had retail sales in the building

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.

Katherine M. Postum  
Department Approval

[Signature]  
Applicant Signature

1/8/92  
Date Approved

C/O 3/5/93

1-8-92  
Date

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