

DATE SUBMITTED: 1-21-92

PERMIT NO. 40772 ✓

FEE \$ 0

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 304 North Ave

SQ. FT. OF BLDG: 19,300

SUBDIVISION Shafroth Rodgers And

SQ. FT. OF LOT: 36,500

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

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-113-19-001

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

OWNER Richard Manchester

USE OF EXISTING BUILDINGS: dry cleaning

ADDRESS 2698 Lanai Ct

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR REMODEL

TELEPHONE: 242-3505

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel. No change in use

### FOR OFFICE USE ONLY

ZONE C-2

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

SETBACKS: FRONT 55

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

SIDE 0 REAR 0

CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT 40'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: Interior remodel

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

\_\_\_\_\_  
Applicant Signature

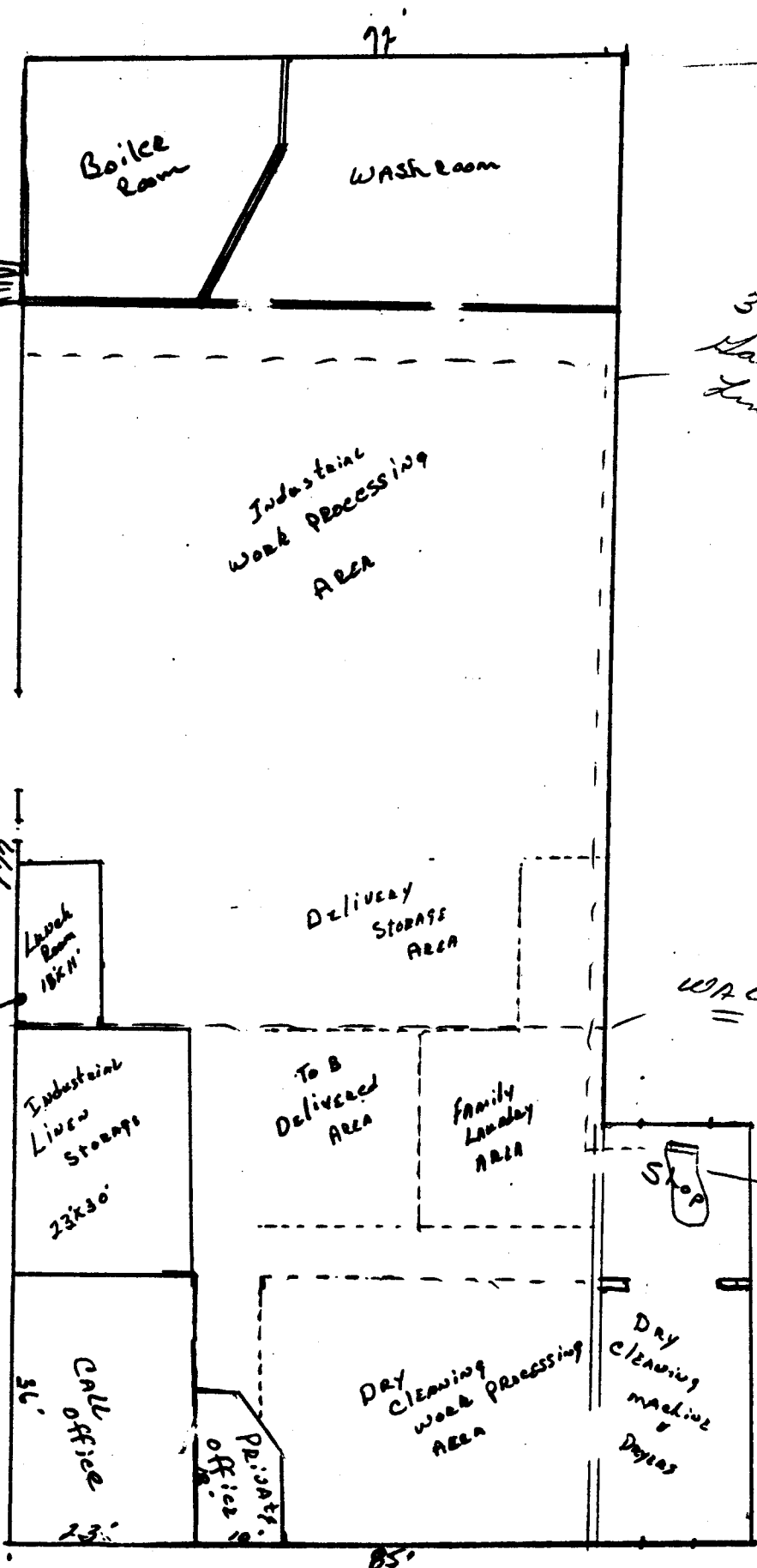
1-21-92  
Date Approved

\_\_\_\_\_  
Date

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

4 1/2 - 10' Sec

Permit - 750 man  
city Plan 5 1/2 x 200



Fabricare Inc  
304 North Ave

3" Gas Line

1 hr. Room  
Door 1 hr. Fire Rated

Asph. Lug Door

Air

WALL

Back

180
85
90
1440
1530

Gas meter

Power meter

365'