

DATE SUBMITTED: 3/5/92

PERMIT NO. 41120 ✓

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1660 No ave

SQ. FT. OF BLDG: _____

SUBDIVISION ~~2081~~

SQ. FT. OF LOT: _____

FILING # _____ BLK # 4 LOT # 6

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-123-25-011

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

OWNER Monument Camera

USE OF EXISTING BUILDINGS:
Camera Shop

ADDRESS 1660 No ave

DESCRIPTION OF WORK AND INTENDED USE:
Create a room for Photo Studio

TELEPHONE: _____

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

FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR Interior

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT _____

PARKING REQ'MT Existing

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:
interior remodel - no change in use

Existing

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.

Kathy Parker
Department Approval
3/5/92
Date Approved

Delbert A. McClure
Applicant Signature
3/5/92
Date

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