

DATE SUBMITTED: 11-9-92

PERMIT NO. 43472 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1670 North Ave SQ. FT. OF BLDG: 1683 sq. ft.  
 SUBDIVISION Park Place Heights Sub. SQ. FT. OF LOT: 10,000  
 FILING # \_\_\_\_\_ BLK # 4 LOT # 6 NO. OF FAMILY UNITS: 0  
 TAX SCHEDULE # 2945-123-25-011 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
 PLANNED CONSTRUCTION: 2  
 OWNER ~~John~~ William Melius Jr. USE OF EXISTING BUILDINGS:  
Finney Office  
 ADDRESS 719 Winters Ave DESCRIPTION OF WORK AND INTENDED USE:  
Interior Remodel  
 TELEPHONE: 242-2585

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   
 SETBACKS: FRONT 55' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
 SIDE 0 REAR 0 CENSUS TRACT: 6 TRAFFIC ZONE: 31  
 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

11-9-92  
Date Approved

\_\_\_\_\_  
Date

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

