

DATE SUBMITTED: 10/13/92

43500  
11/17/92  
Hewitt  
will sign  
10/20/92

PERMIT NO. 43213 ✓

FEE \$ no charge

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2401 North Avenue

SQ. FT. OF BLDG: 15,088 SF

SUBDIVISION Teller Acres

SQ. FT. OF LOT: /

FILING # \_\_\_\_\_ BLK # 5047 LOT # 1111/1112

NO. OF FAMILY UNITS: /

TAX SCHEDULE # 2945-131-01-027 bad #

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

OWNER Hastings Books Music Video  
(Home & PC - Amarillo, TX)

USE OF EXISTING BUILDINGS: Retail Sales

ADDRESS 2401 North Avenue

DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel

TELEPHONE: (806) 376-6251

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 / B-3

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

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

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

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

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT \_\_\_\_\_

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.

Angelina Barrett  
Department Approval

David Wieg (Proj. Supt.)  
Applicant Signature

10/13/92  
Date Approved

10/13/92  
Date

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