

DATE SUBMITTED: 7-6-92

PERMIT NO. 42249 ✓

FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2801 North ave

SQ. FT. OF BLDG: 4500

SUBDIVISION _____

SQ. FT. OF LOT: 18800

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2943-182-00-051

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

OWNER Bruce Carman

USE OF EXISTING BUILDINGS: Retail Sales

ADDRESS 374 Rodell Drive

DESCRIPTION OF WORK AND INTENDED USE: Commercial Awnings

TELEPHONE: 242-6132

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' G

GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0

CENSUS TRACT: 7 TRAFFIC ZONE: 39

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.

Kristen L. Albrecht
Department Approval

7/6/92
Date Approved

Don [Signature]
Applicant Signature

7-6-92
Date

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

Country Products
588 35 Road
GJ, Co 81505
Tom Dykstra
242-1453

KWA Howells
Paint and Wall
280' South

