

DATE SUBMITTED: 6/5/92

PERMIT NO. 41964

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2883 NORTH AVENUE

SQ. FT. OF BLDG: 3050

SUBDIVISION WALMART

SQ. FT. OF LOT: 18,770

FILING # N/A BLK # N/A LOT # 2

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 294318100092

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER RAYLESS STORE SOURCE

USE OF EXISTING BUILDINGS: 0

ADDRESS 625 THE CITY DR. #240  
ORANGE CA 92668

DESCRIPTION OF WORK AND INTENDED USE: STORE

TELEPHONE: (714) 937-3961 x2019

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' 4"

GEOLOGIC HAZARD: YES  NO

SIDE 0 REAR 0

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT 40'

PARKING REQ'MT OKAY

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

OKAY

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

6/5/92  
Date Approved

6/4/92  
Date

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