

DATE SUBMITTED: 4/21/92

PERMIT NO. 41524 ✓

FEE \$ 0

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1003 MAIN ST

SQ. FT. OF BLDG: _____

SUBDIVISION: 2945-144-23-001

SQ. FT. OF LOT: _____

FILING NO. ___ BLK NO. ___ LOT NO. ___

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER: RYAN & ASSOCIATES

USE OF EXISTING BUILDINGS: OFFICES

ADDRESS: 1003 MAIN ST

TELEPHONE: 241-4773

DESCRIPTION OF WORK AND INTENDED USE: NEW DARKROOM FOR RYAN & ASSOC.

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

FOR OFFICE USE ONLY

ZONE B-3

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES ___ NO X

SIDE _____ REAR _____

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT _____

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: Interior Remodel, no change in use

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.

B. Paulson
Department Approval
4/21/92
Date Approved

X Thomas L. Martin
Applicant Signature
4/21/92
Date