

DATE SUBMITTED: 11-23-92

PERMIT NO. 43577 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2586 Patterson

SQ. FT. OF BLDG: see plan

SUBDIVISION _____

SQ. FT. OF LOT: see plan

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-03-18-001 & 002

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

OWNER Hi-Fashion Fabrics

USE OF EXISTING BUILDINGS: N/A

ADDRESS 2586 Patterson Rd

DESCRIPTION OF WORK AND INTENDED USE: Business

TELEPHONE: 245-9343 (Kelco)

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

FOR OFFICE USE ONLY

ZONE _____

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE _____ REAR _____

CENSUS TRACT: 10 TRAFFIC ZONE: 24

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

11-23-92
Date Approved

11-23-92
Date

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