

DATE SUBMITTED: 5-21-92

PERMIT NO. 41972

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 353 PITKIN

SQ. FT. OF BLDG: 36 X 36

SUBDIVISION CITY OF G. J.

SQ. FT. OF LOT: ~~36 X 36~~

FILING # _____ BLK # 146 LOT # 6-12

NO. OF FAMILY UNITS: NONE

TAX SCHEDULE # 2945-143-38-020

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

OWNER BELINDA COUTEE

USE OF EXISTING BUILDINGS: PAWN SHOP

ADDRESS 353 PITKIN

DESCRIPTION OF WORK AND INTENDED USE: STORAGE BLDG. (CONSTRUCT)

TELEPHONE: _____

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

FOR OFFICE USE ONLY

ZONE T-2

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 5'

GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0

CENSUS TRACT: 9 TRAFFIC ZONE: 43

MAXIMUM HEIGHT 65

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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

5/21/92
Date Approved

5-21-92
Date

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



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