

DATE SUBMITTED: 3/3/92

PERMIT NO. 41132 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 830 W. Road

SQ. FT. OF BLDG: 648 SF

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-154-15-~~011~~<sup>941</sup>

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 7

OWNER City of Grand Jet.

USE OF EXISTING BUILDINGS: City Shops

ADDRESS 250 N 5th

DESCRIPTION OF WORK AND INTENDED USE: Tamp. Office

TELEPHONE: 244-1366

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE PZ

FLOODPLAIN: YES X NO \_\_\_\_\_

SETBACKS: FRONT 55

GEOLOGIC HAZARD: YES X NO \_\_\_\_\_

SIDE 0 REAR 0

CENSUS TRACT: 9 TRAFFIC ZONE: 11

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.

Angeline Barrett  
Department Approval

John Ramsey  
Applicant Signature

3/3/92  
Date Approved

3/3/92  
Date

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