

DATE SUBMITTED: 7/6/92

10/26/92

PERMIT NO. 43282 ✓

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 347 UTE

SQ. FT. OF BLDG: 1456

SUBDIVISION CITY

SQ. FT. OF LOT: 50 X 125 = 6250

FILING # ✓ BLK # 141 LOT # 12513

NO. OF FAMILY UNITS: - 0 -

TAX SCHEDULE # 2945-143-34-006

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

OWNER ROSS TRANSMER

USE OF EXISTING BUILDINGS: N/A

ADDRESS 220 S. 13TH ST, SD78

DESCRIPTION OF WORK AND INTENDED USE: INSTALL HBC OFFICE UNIT

TELEPHONE: 241-6513

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-2

FLOODPLAIN: YES NO ✓

SETBACKS: FRONT 10'

GEOLOGIC HAZARD: YES NO ✓

SIDE Ø REAR Ø

CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT 40

PARKING REQ'MT 4

LANDSCAPING/SCREENING REQUIRED: 375[#]

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.

Kathy Meyer
Department Approval
7/6/92
Date Approved

[Signature]
Applicant Signature
July 6, 1992
Date

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

