

DATE SUBMITTED: 2/14/92

PERMIT NO. 41107  
FEE \$ No Fee

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1206 Ute SQ. FT. OF BLDG: \_\_\_\_\_  
 SUBDIVISION 2945-133-19-011 SQ. FT. OF LOT: \_\_\_\_\_  
 FILING # \_\_\_\_\_ BLK # M LOT # 29430 NO. OF FAMILY UNITS: N/A  
 TAX SCHEDULE # Keith's Edition NO. OF BUILDINGS ON PARCEL BEFORE THIS  
KJOL PLANNED CONSTRUCTION: \_\_\_\_\_  
 OWNER Colorado Christian University USE OF EXISTING BUILDINGS: OFFICE / Radio Studio  
 ADDRESS Jerry Stafford  
1206 Ute DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE: 243 - 4361 Interior Remodel - no change  
in use

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

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FOR OFFICE USE ONLY

ZONE C-2 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SIDE \_\_\_\_\_ REAR \_\_\_\_\_ CENSUS TRACT: 7 TRAFFIC ZONE: 40  
 MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_  
 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.

[Signature]  
 Department Approval  
2-14-92  
 Date Approved

[Signature]  
 Applicant Signature  
Feb. 14, 1992  
 Date

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