

DATE SUBMITTED: 3-3-92

PERMIT NO. 4/2022

FEE \$ 20⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 772 VALLEY CRT

SQ. FT. OF BLDG: 5600

SUBDIVISION VALLEY WEST

SQ. FT. OF LOT: 310 x 620

FILING # 3 BLK # _____ LOT # 18

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2697-361-03-008

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

OWNER PILTE CONTRACTORS INC

USE OF EXISTING BUILDINGS: _____

ADDRESS 2486 COMMERCE BLVD.

DESCRIPTION OF WORK AND INTENDED USE: COMMERCIAL OFFICE / SHOP

TELEPHONE: 243-8737

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

COUNTY ZONING - C
COMMERCIAL

FOR OFFICE USE ONLY

ZONE ANTICIPATED CITY ZONING - I-1 *

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 5

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0 REAR 0

CENSUS TRACT: 15 TRAFFIC ZONE: 1

MAXIMUM HEIGHT 40

PARKING REQ'MT 12

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

1117.5 square feet

* SEE INTERSTATE REZONE PRECEDENT

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 Motzner
Department Approval

Kelly Ford
Applicant Signature

3/4/92
Date Approved

Date

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

