

DATE SUBMITTED: 6/23/93

PERMIT NO. 45473 ✓

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1938 N. 1<sup>st</sup> Unit #3 SQ. FT. OF BLDG: \_\_\_\_\_

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

FILING # \_\_\_\_\_ BLK # 1 LOT # 028 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-112-21 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Louis Brach <sup>Peter & Gail Jansons</sup> USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 653-26 Rd DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

TELEPHONE: 241-7759 New interior partition

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

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### FOR OFFICE USE ONLY

ZONE \_\_\_\_\_

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE IN REAR \_\_\_\_\_

CENSUS TRACT: 4 TRAFFIC ZONE: 25

MAXIMUM HEIGHT 16' model

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

no change

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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] KA  
Department Approval

[Signature]  
Applicant Signature

6/23/93  
Date Approved

June 23, 1993  
Date

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