

DATE SUBMITTED: 3/25/93

PERMIT NO. 44835

FEE \$ 1000

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 337 S 1st St.

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION DRAW

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

FILING # 5 BLK # \_\_\_\_\_ LOT # 1

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

TAX SCHEDULE # 2945-154-47-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER ARJAN JEFFREY LEAHY

USE OF EXISTING BUILDINGS: Office, Restaurant, Apartment

ADDRESS 752 Harvard Ave. G-301 21024

DESCRIPTION OF WORK AND INTENDED USE: interior remodel

TELEPHONE: 303-241-0430

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

### FOR OFFICE USE ONLY

ZONE T-2

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

ETBACKS: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR 40'

CENSUS TRACT: 9 TRAFFIC ZONE: H3

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT As per zoning

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

SPECIAL CONDITIONS: interior remodel for office 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.

Kathy Porter  
Department Approval

[Signature]  
Applicant Signature

3/25/93  
Date Approved

3/25/93  
Date

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