

DATE SUBMITTED: 5/7/93

PERMIT NO. 44932
FEE \$ 500 44933

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 746 23 1/2 ROAD

SQ. FT. OF BLDG: 1092

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2701-324-00-037

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

OWNER Lee D Courtney

USE OF EXISTING BUILDINGS: office / for flea market

ADDRESS 420 Prospect St

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR REMODEL, Kitchen
\$ INTERIOR PLUMBING IN BARN

TELEPHONE: 242 3459

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

FOR OFFICE USE ONLY

ZONE _____

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO

SIDE _____ REAR _____

CENSUS TRACT: 9 TRAFFIC ZONE: 6

MAXIMUM HEIGHT _____

PARKING REQ'MT TO BE DETERMINED WITH FLEA MARKET

LANDSCAPING/SCREENING/REQUIRED: _____

SPECIAL CONDITIONS: Road improvement fees to be paid prior to issuing certificate of occupancy.
Road fee pd. # 347

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
5/13/93
Date Approved

[Signature]
Applicant Signature
5/13/93
Date

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

ACCEPTED 5/13/93 KOD
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: Road improvement fees paid on 1st 185 feet from North property line.

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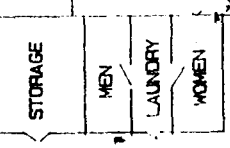
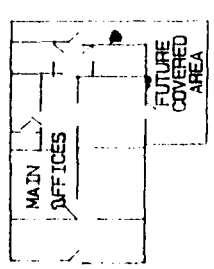
FUTURE DRIVEWAY

67 SPACES

25 DRIVEWAY

19 SPACES

FUTURE CHUCK WAGON VENUE



5' WALK

20' x 20' SPACES

TEMPORARY DRIVEWAY

25' DRIVE

Planned & Survey, Building Dept. Streets. Summary & Rest site plan.

This approval is for Phase One
Development. Future development
of this property will require
additional review.

6/11/93
Kadee Metzger

