

DATE SUBMITTED: 1/25/93

PERMIT NO. 4377 ✓

FEE \$ N/A

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 777 21 1/2 RD.

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

SUBDIVISION Reynolds-Grause Subdivision

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

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

TAX SCHEDULE # 2967-36-04-001?  
002  
003

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

OWNER MARVIN GRAUSE

USE OF EXISTING BUILDINGS:  
COMMERCIAL WAREHOUSE

ADDRESS 203 S MAIN, LONGMONT

DESCRIPTION OF WORK AND INTENDED USE:  
REMODEL: PARTY WALL CONSTRUCTION

TELEPHONE: 772-2222

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 I-1

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

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

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

SIDE INTERIOR BEAR \_\_\_\_\_

CENSUS TRACT: 15 TRAFFIC ZONE: 100

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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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.

Angeline Barrett  
Department Approval

[Signature]  
Applicant Signature

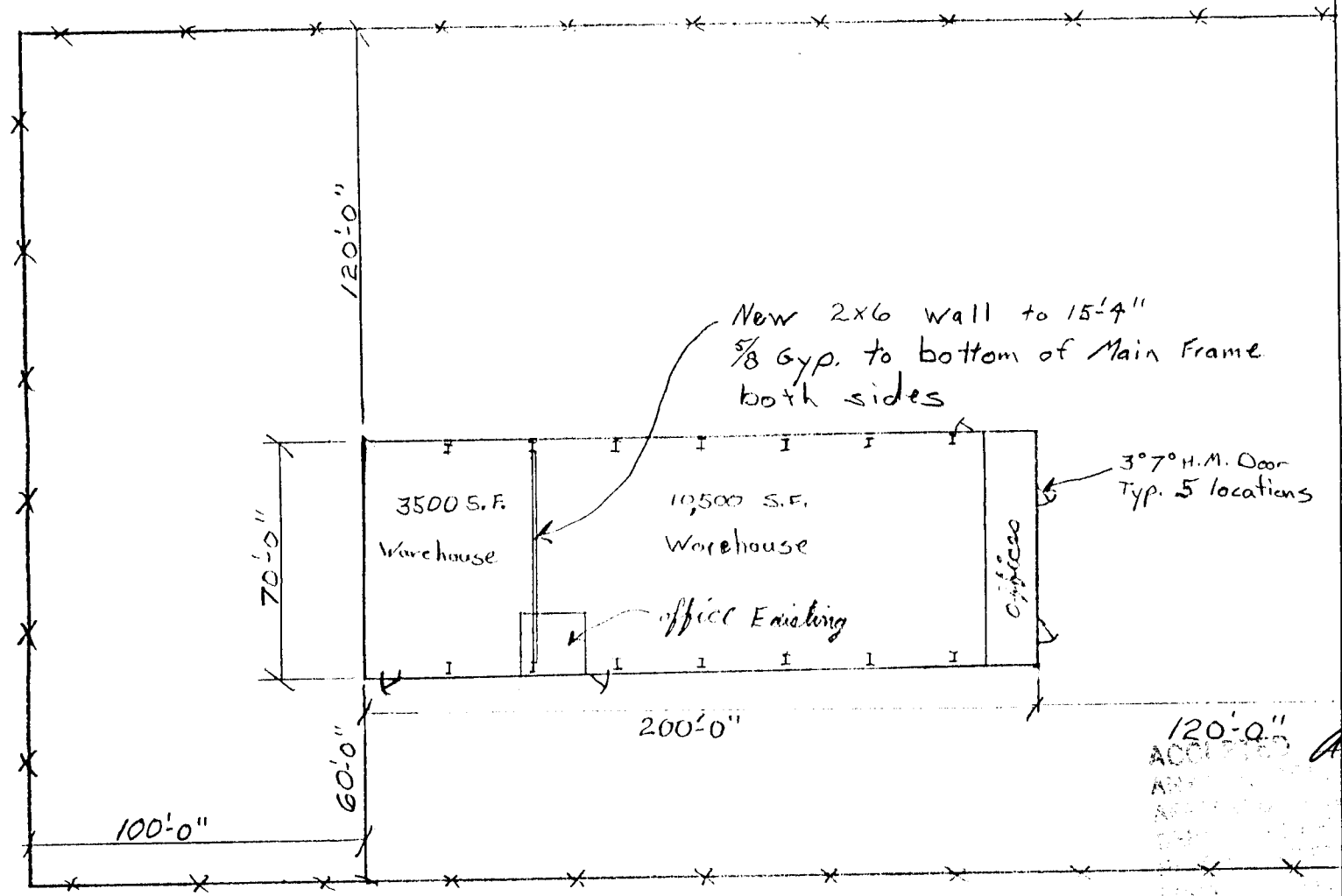
1/25/93  
Date Approved

1-25-93  
Date

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



P.O. Box 55065, Grand Junction, CO 81505  
(303) 245-9343



2 1/2 Rd.

120'-0"  
ACCEPTED  
A. Barnett  
MUST BE  
BY  
INSTRUMENTS

UPS Building  
777 2 1/2 Rd.  
Grand Junction CO.

1" = 50'