

DATE SUBMITTED: 1/25/93

PERMIT NO. 43977

FEE \$ N/A

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 777 21 1/2 RD

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

SUBDIVISION Reynolds - Crause Subdivision

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

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

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

TAX SCHEDULE # 2897-362-04 - 001 R  
002  
003

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

OWNER MARVIN CRAUSE

USE OF EXISTING BUILDINGS: COMMERCIAL WAREHOUSE

ADDRESS 203 S MAIN, GRAND JUNCTION

DESCRIPTION OF WORK AND INTENDED USE: REMODEL: PART 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**  
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ZONE I-1

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

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

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

SIDE REAR

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)