DATE SUBMITTED: 7-2-93

PERMIT NO. 45580

FEE $

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 530 25 Road

SQ. FT. OF BLDG: 6300

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N A

TAX SCHEDULE # 2945-103-00-071

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Jack Bogart

USE OF EXISTING BUILDINGS: Art Supply Store

ADDRESS 530 25 Road

TELEPHONE: 245-1611

DESCRIPTION OF WORK AND INTENDED USE: Remodel interior of existing Building

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 C-2

Designated FLOODPLAIN: YES _____   NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____   NO _____

SIDE _____ REAR exist

CENSUS TRACT: 14   TRAFFIC ZONE: 11

MAXIMUM HEIGHT exist

PARKING REQ'MT _____ existing

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

_____

interior remodel - no change in use

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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.

_____
Department Approval

_____
Applicant Signature

7-2-93
Date Approved

7/2/93
Date

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