

DATE SUBMITTED: 7/20/93

PERMIT NO. 45697 + 45698

FEE \$                     

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 591 25 road

SQ. FT. OF BLDG: see plan

SUBDIVISION                     

SQ. FT. OF LOT:                     

FILING #            BLK #            LOT #           

NO. OF FAMILY UNITS:                     

TAX SCHEDULE # 2945-091-00-088

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:                     

OWNER Bull Wells

USE OF EXISTING BUILDINGS:                     

ADDRESS 2156 Buffalo Dr.

DESCRIPTION OF WORK AND INTENDED USE:                     

TELEPHONE: 243-2337

**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

FLOODPLAIN: YES            NO ✓

SETBACKS: FRONT 5

GEOLOGIC HAZARD: YES            NO ✓

SIDE 0 REAR 0

CENSUS TRACT: 4 TRAFFIC ZONE: 9

MAXIMUM HEIGHT 40

PARKING REQ'MT                     

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

see plan

see file # 76-93

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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.

[Signature]  
Department Approval  
7/20/93  
Date Approved

[Signature]  
Applicant Signature  
7-20-93  
Date

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