

DATE SUBMITTED: 4/15/93

✓ # 44664 -  
36451  
PERMIT NO. 36451  
FEE \$ 0 1/30/90

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 287 21 ROAD

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

SUBDIVISION \_\_\_\_\_

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

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

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

TAX SCHEDULE # 2945-261-03-008

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

OWNER DUNSON INC.

USE OF EXISTING BUILDINGS:  
ADMINISTRATIVE

ADDRESS 287 21 ROAD

TELEPHONE: 242-8863

DESCRIPTION OF WORK AND INTENDED USE:  
INTERIOR PARTITIONS

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 PB  
TBACKS: FRONT \_\_\_\_\_  
SIDE Interior REAR \_\_\_\_\_  
MAXIMUM HEIGHT Remodel  
LANDSCAPING/SCREENING REQUIRED: NO change  
NO in use

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT: 813 TRAFFIC ZONE: 80  
PARKING REQ'MT \_\_\_\_\_  
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.

M. Potts  
Department Approval  
4-15-93  
Date Approved

William Deann  
Applicant Signature  
4/15/93  
Date

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