

DATE SUBMITTED: 2-5-93

PERMIT NO. 440666

FEE \$ N/A

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 511 28 1/2 Rd

SQ. FT. OF BLDG: 10,100

SUBDIVISION _____

SQ. FT. OF LOT: 2.5 acres

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # _____

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

OWNER Elden Boh

USE OF EXISTING BUILDINGS: _____

ADDRESS 511 28 1/2 Rd

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 292-1369

exterior Remodel - no change of use

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which about the parcel.

FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:

In use since May 1992

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

[Signature]
Applicant Signature

2-5-93
Date Approved

2-5-93
Date

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