

DATE SUBMITTED: 7/8/93

PERMIT NO. 45800 ✓
FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 359 Colorado

SQ. FT. OF BLDG: 20,000

SUBDIVISION _____

SQ. FT. OF LOT: 8875

FILING # _____ BLK # 124 LOT # 14-15+16

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-143-27-006

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

OWNER Harley Nelson

USE OF EXISTING BUILDINGS: Rest & Lounge

ADDRESS 359 Colo

DESCRIPTION OF WORK AND INTENDED USE: Remedial Concrete works sidewalk

TELEPHONE: 242-1974

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

FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: DESIGNATED YES _____ NO X

SETBACKS: FRONT 45'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0' REAR 0'

CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED _____

SPECIAL CONDITIONS: _____

NO INT. - NO CHANGE IN USE

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

Applicant Signature

7-8-93
Date Approved

Date

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