

DATE SUBMITTED: 5/6/93

PERMIT NO. 448601

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 229 WEST GRAND

SQ. FT. OF BLDG: 4250'

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: -0-

TAX SCHEDULE # 2945-151-00-097

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

OWNER JIM HOLMES

USE OF EXISTING BUILDINGS: LIQUOR STORE

ADDRESS 229 WEST GRAND

DESCRIPTION OF WORK AND INTENDED USE: WAREHOUSE

TELEPHONE: 242-2818

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: YES _____ NO

SETBACKS: FRONT 0

GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT _____

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:
LANDSCAPING TO BE COMPLETED PRIOR TO PERMITTING REST OF STRUCTURE.

SPECIAL CONDITIONS:
FOUNDATION ONLY PERMIT - SEE PLAN KING 45-91

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
5/6/93
Date Approved

[Signature]
Applicant Signature

Date

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