

DATE SUBMITTED: 7-1-93

PERMIT NO. 45468 ✓

FEE \$ PAID

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 115 W GRAND

SQ. FT. OF BLDG: 4436

SUBDIVISION Wilson

SQ. FT. OF LOT: 34625

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

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-154-01-013

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER GAY JOHNSONS INC

USE OF EXISTING BUILDINGS: DEMOLISHED - Real Estate / Sporting Goods

ADDRESS PO Box 1829

TELEPHONE: 245 7992

DESCRIPTION OF WORK AND INTENDED USE: 3 unit Retail

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 55' from centerline

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE Ø REAR Ø

CENSUS TRACT: 9 TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT 40'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: SEE # 68-93 File

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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

Wm J Quinn  
For FRANCIS CONST. INC  
Applicant Signature

7-1-93  
Date Approved

5-21-93  
Date

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