

DATE SUBMITTED: 4-8-93

PERMIT NO. 44496v

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PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 498 #5 Grand Mesa Ave SQ. FT. OF BLDG: 1200

SUBDIVISION 2945-233-14-007 SQ. FT. OF LOT: 2400

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: _____

TAX SCHEDULE # _____ NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 5

OWNER Dodson Ivan F. USE OF EXISTING BUILDINGS: Office

ADDRESS 2405 Broadway DESCRIPTION OF WORK AND INTENDED USE: Office

TELEPHONE: 243-3840

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-1 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT Interior Remodel Change PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: NO in use SPECIAL CONDITIONS: _____

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. Pate
Department Approval

Randy Cucumat
Applicant Signature

4-8-93
Date Approved

4-8-93
Date

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