

DATE SUBMITTED: 1/6/93

PERMIT NO. 43878

FEE \$ NA

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 445 W. GUNNISON

SQ. FT. OF BLDG: 27,000 ~~40,000~~ SF. Maint

SUBDIVISION 6 E 50 West Sub.

SQ. FT. OF LOT: 2.52 Acres ~~110,000~~ SF

FILING # \_\_\_\_\_ BLK # 2 LOT # 008

NO. OF FAMILY UNITS: Commercial

TAX SCHEDULE # 2945-151-07-008

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER GENE O. TAYLOR

USE OF EXISTING BUILDINGS: RETAIL / WHOLESALE

ADDRESS 633 FLETCHER LANE

TELEPHONE: 245-6131

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR PARTITIONS

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

### FOR OFFICE USE ONLY

ZONE PC Planned Commercial FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE REAR CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

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

Angeline Barrett  
Department Approval

Jo K. Dye  
Applicant Signature

1/6/93  
Date Approved

1/6/93  
Date

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