

DATE SUBMITTED: 4/6/93

PERMIT NO. # 44743

FEE \$ NO fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2700 I-70 Buss Loop

SQ. FT. OF BLDG: 1152

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 23,400

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

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-134-00-008

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER 1st Choice Mobile Homes  
216 North Ave. #2

USE OF EXISTING BUILDINGS:  
N/A

ADDRESS Grand Junction, Colo. 81501

DESCRIPTION OF WORK AND INTENDED USE:  
Temp. Sales office

TELEPHONE: 303-243-3661

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

Designated  
FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 55' E F 70' B  
10' E Strand

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

SIDE 0 REAR 0

CENSUS TRACT: 7 TRAFFIC ZONE: 40

MAXIMUM HEIGHT 40

PARKING REQ'MT 8

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

as per attached plan  
to be completed by Aug. 1, 1993

See fill # 35-93

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.

Kathleen M. Porter  
Department Approval

David M. Mays  
Applicant Signature

4/26/93  
Date Approved

March 15, 1993  
Date

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