

DATE SUBMITTED: 5/20/93

PERMIT NO. 45187 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1059 MAIN ST. CITY

SQ. FT. OF BLDG: 1450

SUBDIVISION _____

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 112 LOT # 15816

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-144-23-007

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

OWNER MESA TRAVEL SERVICE INC

USE OF EXISTING BUILDINGS: VACANT

ADDRESS PHONE: 242-9925
215 PITKIN SUITE #101
GRAND JUNCTION CO. 81501

TELEPHONE: _____

DESCRIPTION OF WORK AND INTENDED USE: INT. REMODEL & EXT. FINISH

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

FOR OFFICE USE ONLY

ZONE B3

FLOODPLAIN: DESIGNATED YES _____ NO

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR Interior

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT _____

PARKING REQ'MT 5 spaces - no alley access
(wheel stops) - see plan

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: Driveways to be replaced prior to occupancy or guaranteed.

Street trees to be watered - requires
outside hose bib.

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.

Kurtin K. Ambeck
Department Approval

Reuben E. Schuyt
Applicant Signature

6/1/93
Date Approved

6-1-93
Date

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