

DATE SUBMITTED: 7-14-93

PERMIT NO. 45637 ✓

FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 576 Main St

SQ. FT. OF BLDG: 21,000 (all floors to 8)

SUBDIVISION: Mercantile Bldg

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: business

TAX SCHEDULE # 2945-143-17-012

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

OWNER: Robert J. Hubwre Armantrout

USE OF EXISTING BUILDINGS: vacant

ADDRESS: 2291 Strip Rock Rd

TELEPHONE: 24253229

DESCRIPTION OF WORK AND INTENDED USE: INT. Remodel

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

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: DESIGNATED YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE: 0 REAR: 0

CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT: _____

PARKING REQ'MT: _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: new counter, dressing room, etc. - fix existing boiler

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.

RBA

Department Approval

7-14-93

Date Approved

Robert J. Hubwre Armantrout

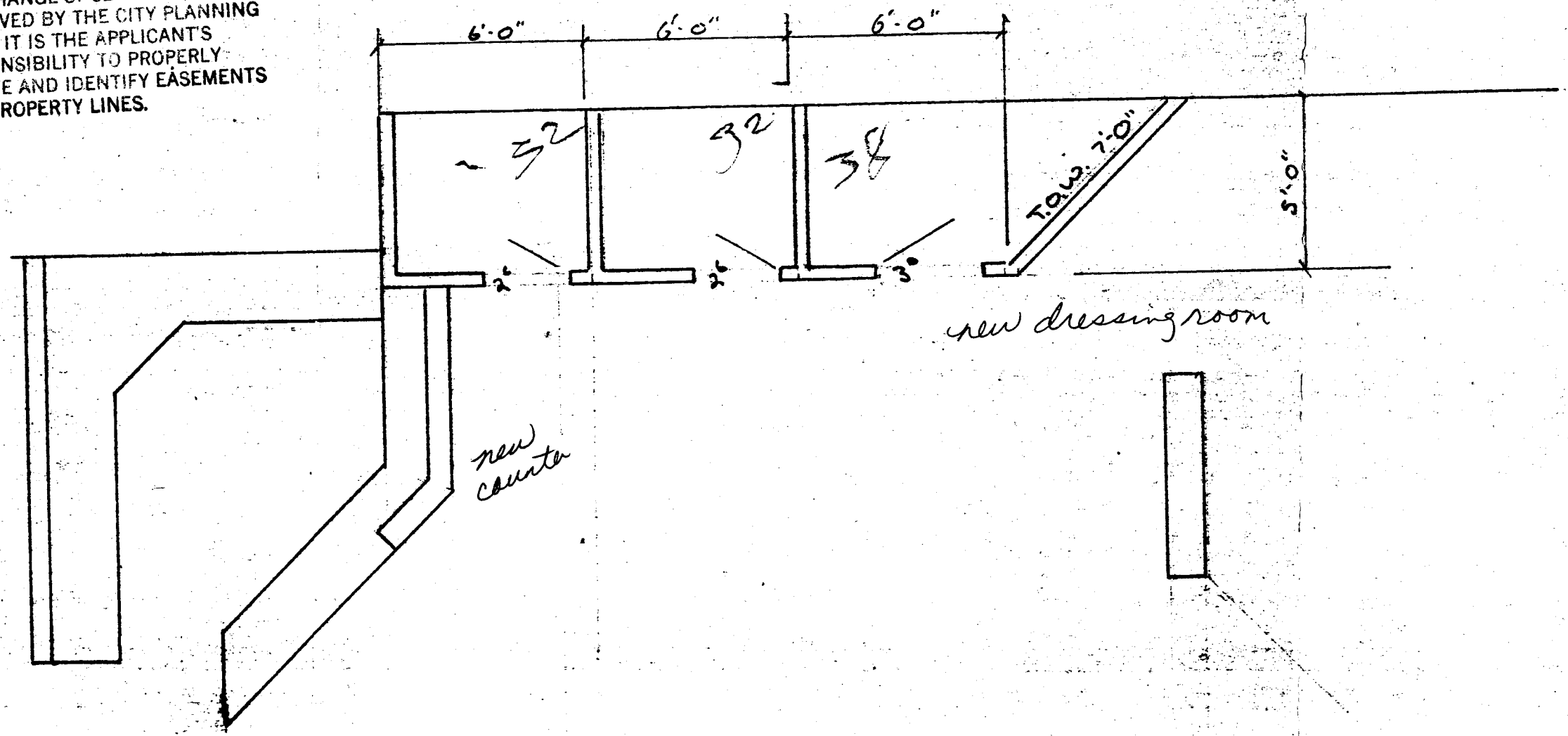
Applicant Signature

7-14-93

Date

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

ACCEPTED *PSG*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



ACCEPTED

ANY CHANGE OF SETBACKS MUST BE

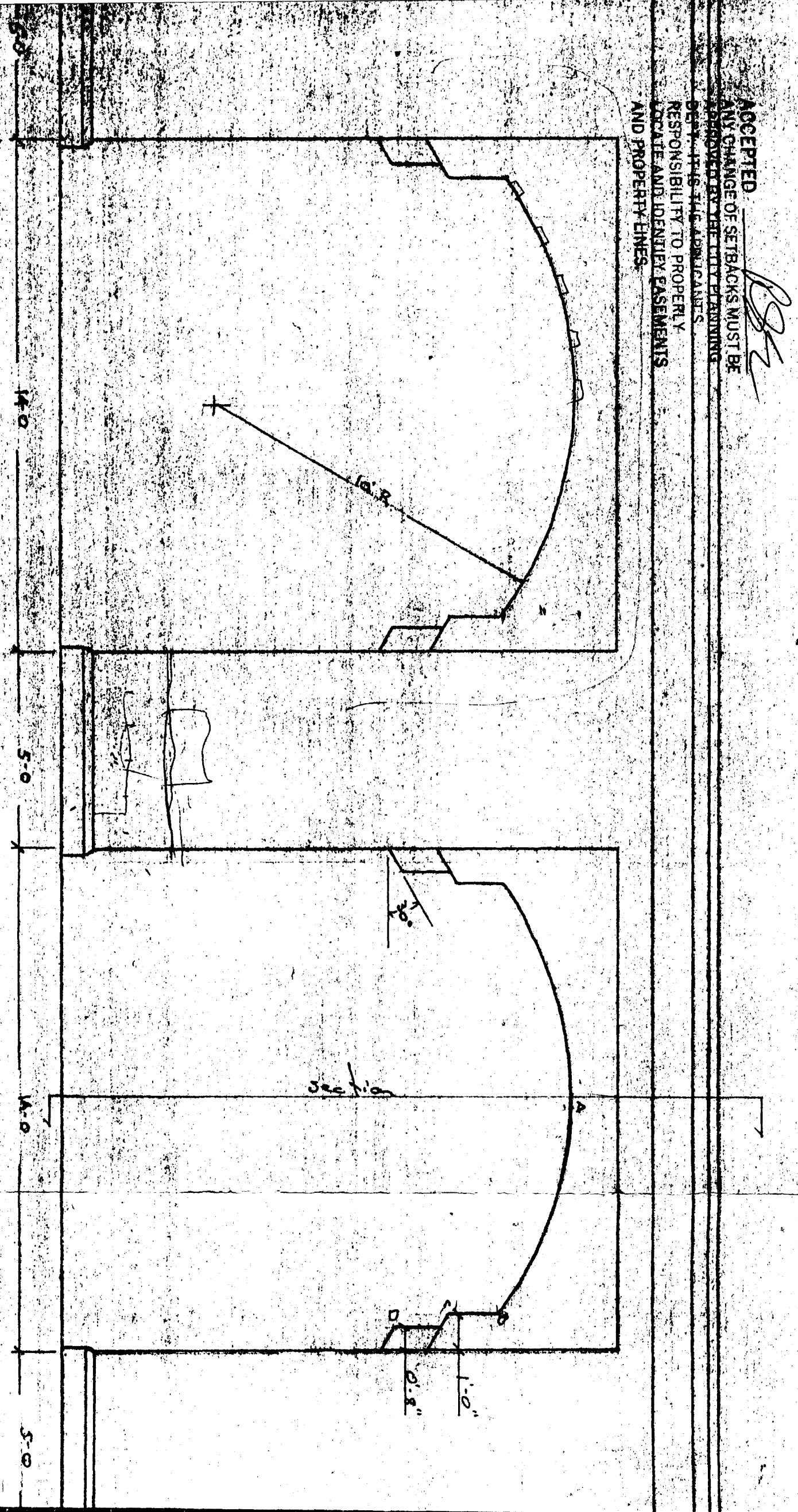
APPROVED BY THE CITY PLANNING

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