

DATE SUBMITTED: 2/17/93

PERMIT NO. 44139 ✓

FEE \$ no fee ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1710 North Ave

SQ. FT. OF BLDG: 5,000

SUBDIVISION 2945-123-25-017

SQ. FT. OF LOT: —

FILING # — BLK # 7 LOT # 14, 13 ^{part of}

NO. OF FAMILY UNITS: —

TAX SCHEDULE # Elmwood Plaza Sub

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Arrow West Investments

USE OF EXISTING BUILDINGS: Office Warehouse

ADDRESS 879 24 Rd. GJ81505

DESCRIPTION OF WORK AND INTENDED USE: New office space & retail paint space

TELEPHONE: 241-9020

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

DESIGNATED FLOODPLAIN: YES — NO X

SETBACKS: FRONT Interior

GEOLOGIC HAZARD: YES — NO —

SIDE Interior REAR —

CENSUS TRACT: 10 TRAFFIC ZONE: 31

MAXIMUM HEIGHT —

PARKING REQ'T 5 spaces (based on total office/retail space of 1,120 sq. ft.)

LANDSCAPING/SCREENING REQUIRED: Nothing

SPECIAL CONDITIONS: Parking is existing Interior Remodel - no change in use

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.

Kathy Poston
Department Approval

[Signature]
Applicant Signature

2/17/93
Date Approved

2/17/93
Date

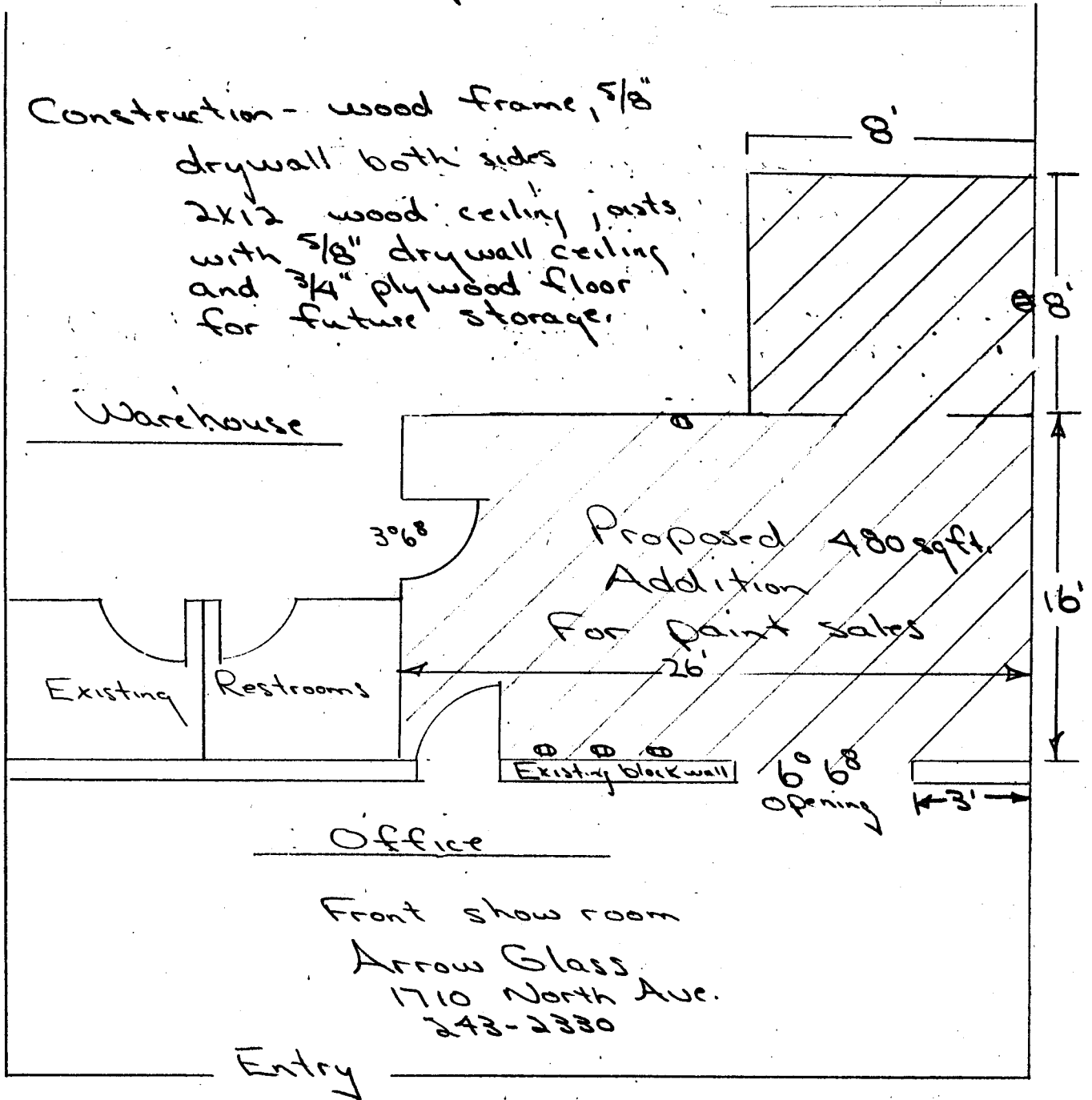
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

GARRETT WALKER CONSTRUCTION

4300-
GENERAL CONTRACTOR
2-13-93

Existing warehouse used for windshield and glass replacement.

Construction - wood frame, 5/8" drywall both sides
2x12 wood ceiling joists with 5/8" drywall ceiling and 3/4" plywood floor for future storage.



North Ave

Done by 2/27/93