DATE SUBMITTED: 6/18/93

PERMIT NO. 45320

FEE $ no fee

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2323 North 7th

SUBDIVISION _____

FILING # _____ BLK # _____ LOT # _____

TAX SCHEDULE # 2945-111-00-107

OWNER Western Colo. Ped.

ADDRESS 2323 North 7th

TELEPHONE: 243-5437

SQ. FT. OF BLDG: 10,000 +-

SQ. FT. OF LOT: _____

NO. OF FAMILY UNITS: Commercial

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

USE OF EXISTING BUILDINGS: Medical Office

DESCRIPTION OF WORK AND INTENDED USE: Place Bathrm

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-1

SETBACKS: FRONT _____

SIDE _____ REAR _____

MAXIMUM HEIGHT _____

LANDSCAPING/SCREENING REQUIRED: existing

Designated
FLOODPLAIN: YES _____ NO X

GEOLOGIC HAZARD: YES _____ NO _____

CENSUS TRACT: 4 TRAFFIC ZONE: 25

PARKING REQ'MT existing

SPECIAL CONDITIONS: Interior Remodel - no change in use

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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 Porter
_____
Department Approval

6/18/93
_____
Date Approved

_____
Applicant Signature

6-18-93
_____
Date

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