

DATE SUBMITTED: 5/28/93

PERMIT NO. 45/43 ✓

FEE \$ No Fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 865 No. Ave.

SQ. FT. OF BLDG: ~~18,000~~ 19,290

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # EA-16  
17-22

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # \_\_\_\_\_

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

OWNER Ray McEacham

USE OF EXISTING BUILDINGS:  
Retail - American Furniture

ADDRESS 702 Golfmore Drive

DESCRIPTION OF WORK AND INTENDED USE:  
Interior remodel of existing building

TELEPHONE: 242-2115

**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-1

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR N/A

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT 29 spaces with legal access (off 9th)  
(see attached plan)

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS:  
Interior Remodel Only - addition will require  
compliance w/ all conditions of plat, vacation &  
Site plan (see File # 12-93)

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.

Twintek M. Weck  
Department Approval

[Signature]  
Applicant Signature

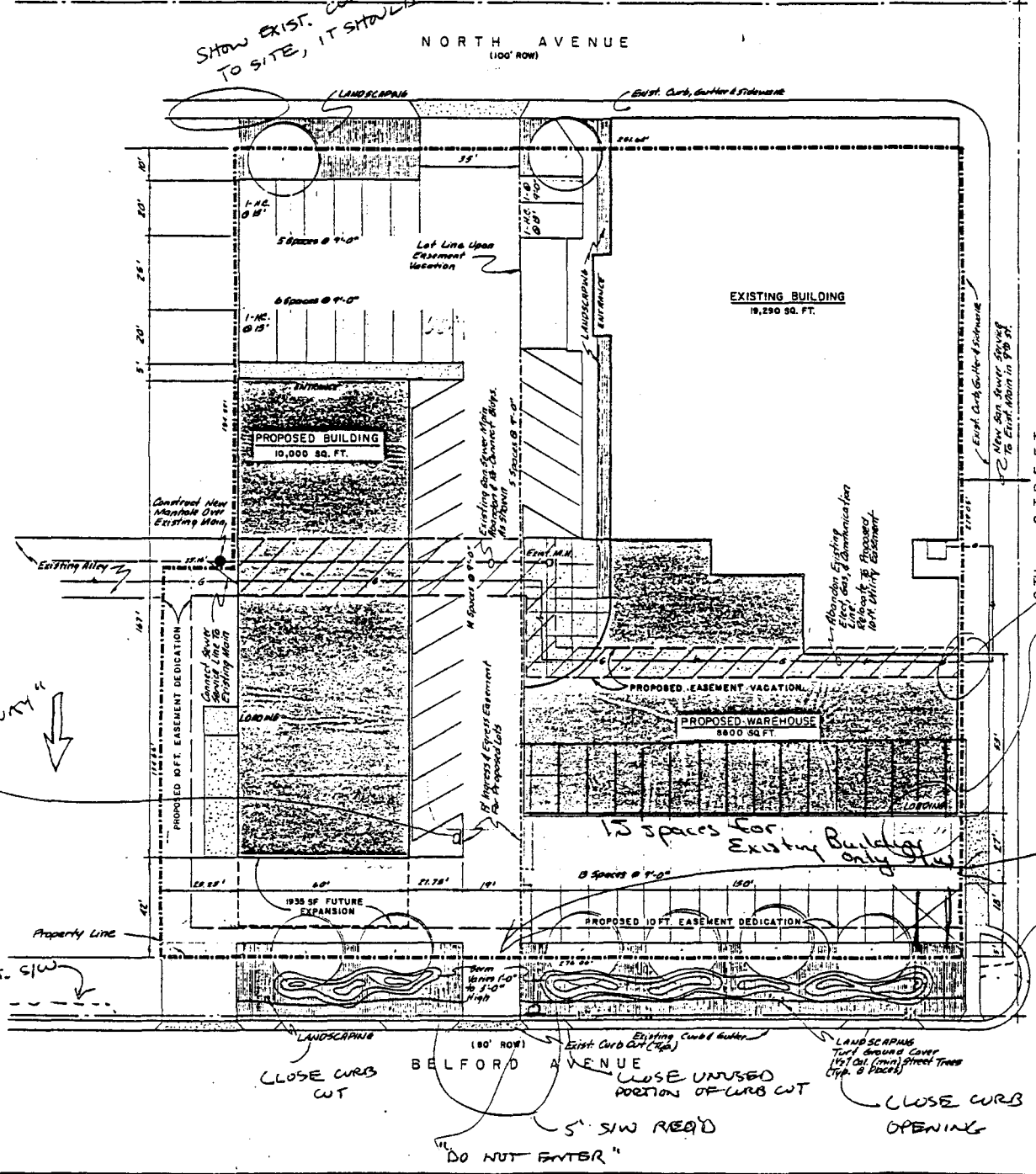
6/1/93  
Date Approved

5/26/93  
Date

ACCEPTED KCA 5/28/93  
 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.

SHOW EXIST. CURB CUT IF ADJACENT TO SITE, IT SHOULD BE CLOSED.

"ONE WAY" ↓



WATER  
 FIRE  
 MEF

	L
SITE A	
EXIST.	
ULTIMA	
LANDSC.	
TOTAL	
EXISTING	

NOTE: All EXIST ARE NOT REPLACED EACH STG.

SHOW & H.C.