

DATE SUBMITTED: 21 April 93

PERMIT NO. # 44693 ✓

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# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2401 NORTH AVE

SQ. FT. OF BLDG: 7824 SF

SUBDIVISION \_\_\_\_\_

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

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

TAX SCHEDULE # 2945 131 01 027

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER CHECKER AUTO

USE OF EXISTING BUILDINGS: COMMERCIAL / RETAIL

ADDRESS 2401 NORTH AVE

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR REMODEL

TELEPHONE: 243 5669

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

### FOR OFFICE USE ONLY

ZONE C2

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

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

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

SIDE Interior REAR \_\_\_\_\_

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT Remodel

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING / SCREENING REQUIRED: NO change in use

SPECIAL CONDITIONS: \_\_\_\_\_

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.

M. Peltz c/o 5/21/93  
Department Approval

[Signature]  
Applicant Signature

4-21-93  
Date Approved

21 April 93  
Date

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