

DATE SUBMITTED: 5/20/93

PERMIT NO. 44991 ✓

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

**x4*

BLDG ADDRESS 2830 North Ave Unit A SQ. FT. OF BLDG: Interior

SUBDIVISION Eastgate Shopping Center SQ. FT. OF LOT: Interior

FILING # _____ BLK # 1 LOT # 1 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-073-17-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER ERNST HOME CTR. USE OF EXISTING BUILDINGS: Shopping Center

ADDRESS 1511 6th Ave Seattle WA 98101

TELEPHONE: (206) 621-6700 DESCRIPTION OF WORK AND INTENDED USE: Interior & Exterior Remodel (gascode) HOME center

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

FOR OFFICE USE ONLY

ZONE C-7 Designated
FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE for rear REAR for rear CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT _____ PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

existing - additional landscaping is recommended but not required 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 Porter
Department Approval

[Signature]
Applicant Signature

5/20/93
Date Approved

5-20-93
Date

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