

DATE SUBMITTED: 6-7-93

PERMIT NO. 45212

FEE \$ 0

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2851 No. Ave

SQ. FT. OF BLDG: 8,000

SUBDIVISION \_\_\_\_\_

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

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

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

TAX SCHEDULE # 2993-181-01-017

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

OWNER Buttolph c/o Omega Realty

USE OF EXISTING BUILDINGS: Office Retail

ADDRESS 1098 Independence Plaza

TELEPHONE: 295-7571

DESCRIPTION OF WORK AND INTENDED USE: New U.S. Tech Store

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 Remodel

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

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

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

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

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT change use

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

LANDSCAPING/SCREENING REQUIRED: No in

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  
Department Approval

[Signature]  
Applicant Signature

6-7-93  
Date Approved

6-7-93  
Date

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