

DATE SUBMITTED: 4-13-93

PERMIT NO. # 44618 ✓

FEE \$ — 0 —

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 955 N. 3RD AVE

SQ. FT. OF BLDG: 11250 #

SUBDIVISION Mildred

SQ. FT. OF LOT: _____

FILING # _____ BLK # 518 ~~1110~~ LOT # 11-10

NO. OF FAMILY UNITS: —

TAX SCHEDULE # 2945-231-10-005

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

OWNER KOIKI Mentze

USE OF EXISTING BUILDINGS: Additional office AREA

ADDRESS 1933 WARWICK Hill. DR.

DESCRIPTION OF WORK AND INTENDED USE: OFFICE

TELEPHONE: 458-4588

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

FOR OFFICE USE ONLY

ZONE I-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 8 TRAFFIC ZONE: 44

MAXIMUM HEIGHT Interior Remodel

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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. Pity
Department Approval

[Signature]
Applicant Signature

4-13-93
Date Approved

4-13-93
Date

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