

WASER + DONE

PLAN # 022448

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 801 Grand Avenue
SUBDIVISION: City of Grand Junction
FILING # BLK # 85 LOT # 1-5
TAX SCHEDULE NUMBER: 2945-144-04-001

SQ FT OF BLDG: 4743
SQ FT OF LOT: 18750
NUMBER OF FAMILY UNITS: n.a.
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1 + 2

PROPERTY OWNER: Max Kendall
ADDRESS: c/o Lee White 2010 No. 6th, G.J. Co.
PHONE: 242-1060

USE OF ALL EXISTING BUILDINGS:
1-electric business(vacant)
1-storage (to be demolished)
1-rental house

DESCRIPTION OF WORK AND INTENDED USE:
remodel vacant bldg for KLB Secretarial and printing services. Rental house to remain as is.

FOR OFFICE USE ONLY

ZONE: B-3
SETBACKS: F S 0 R 0
RIGHT OF WAY: 100'
MAXIMUM HEIGHT: 40'
PARKING SPACES REQUIRED: 15 (17 provided)
LANDSCAPING/SCREENING: existing

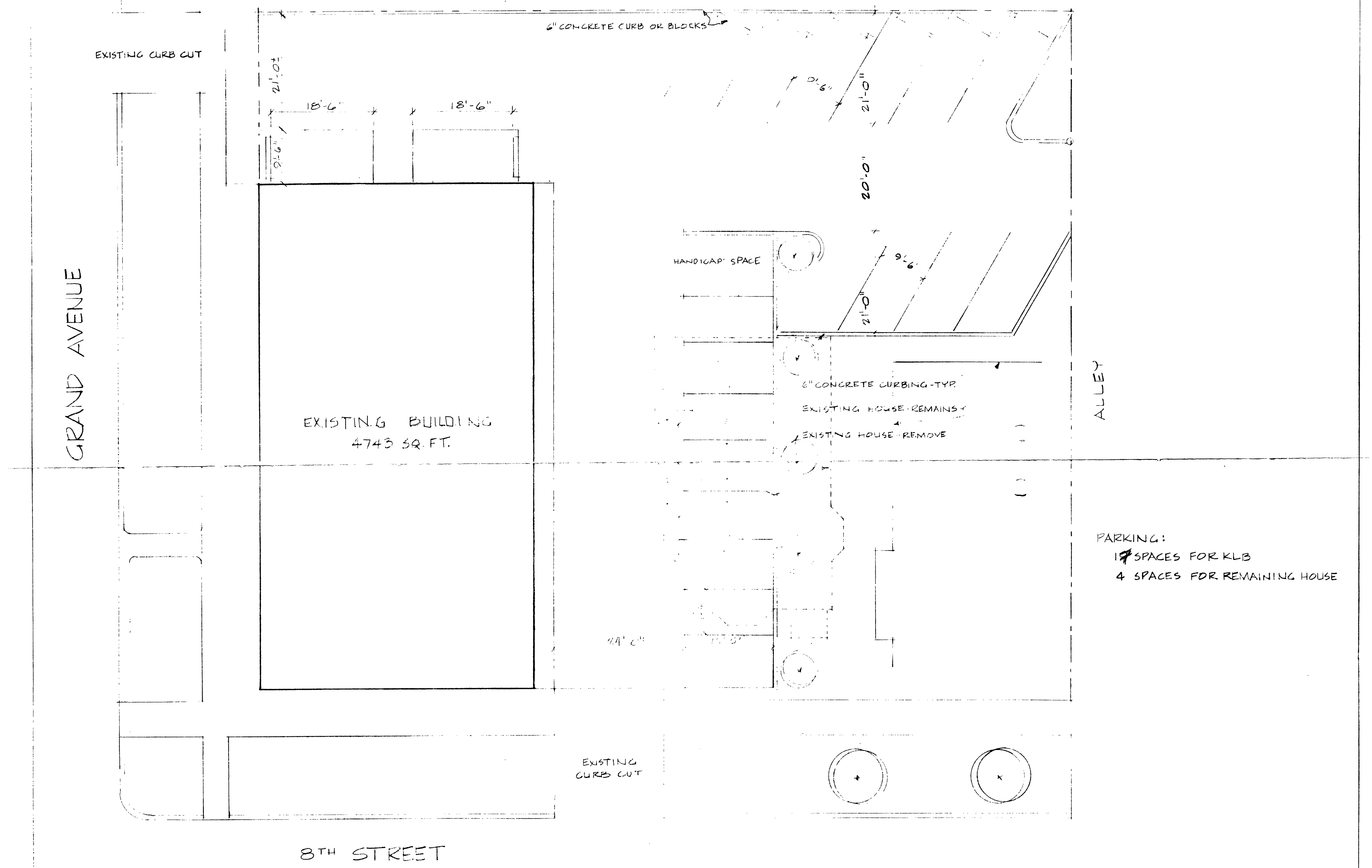
FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 2
SPECIAL CONDITIONS: all internal remodel

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

(Venue McDonald) will sign it
SIGNATURE

DATE APPROVED: 10/17/53
APPROVED BY: [Signature] (KGM)



KENDALL BUILDING 8TH & GRAND
KLB SERVICES SITE REDEVELOPMENT

SHEET ONE OF THREE

3, 32" = 1'-0"
CM 10/83