

DATE SUBMITTED: 4/1/85

PERMIT # 22968

FEE NA

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1840 N 12TH ST

SQ. FT. OF BLDG: 655

SUBDIVISION: \_\_\_\_\_

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

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

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-123-0-3-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: ORCHARD GROUP LTD

ADDRESS: 2808 N. AV. Rich  
Livingston

PHONE: 242 7322

USE OF ALL EXISTING BUILDINGS:  
INTERNAL Remodel FR BUSINESS

DESCRIPTION OF WORK AND INTENDED USE:  
INTERNAL Remodel FR  
BUSINESS

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: B-3

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

SETBACKS: F 65 S 0 R 0

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

MAXIMUM HEIGHT: 40

PARKING SPACES REQ'D: NA

CENSUS TRACT #: \_\_\_\_\_

LANDSCAPING/SCREENING: NA

TRAFFIC ZONE: \_\_\_\_\_

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

internal remodel only

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 4/1/85

APPROVED BY: EG

L. Stuart Moore  
SIGNATURE