

DATE SUBMITTED: 10-11-85

PERMIT # 24225

FEE No fee

PLANNING CLEARANCE
GRAND JUNCTION PLANNING DEPARTMENT

No change in use

BLDG ADDRESS: 120 NORTH 7th ST - GRAND JCT, SQ. FT. OF BLDG: 3200

SUBDIVISION: _____ SQ. FT. OF LOT: 3200

FILING # _____ BLK # 104 LOT # 5 NUMBER OF FAMILY UNITS: -0-

GRAND JCT, KNOWN AS 118-120 No 7th ST NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

TAX SCHEDULE NUMBER: 2945-144-17-002 ONE (1)

PROPERTY OWNER: RICHARD DEAN USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 120 No 7th ST BAR-GRILL - (APARTS - 2ND FLOOR)

PHONE: 242-1957 SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LAND-SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE: _____

INTERIOR REMODELING

FOR OFFICE USE ONLY

ZONE: _____ FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____ GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____ CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____ SPECIAL CONDITIONS: _____

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.)

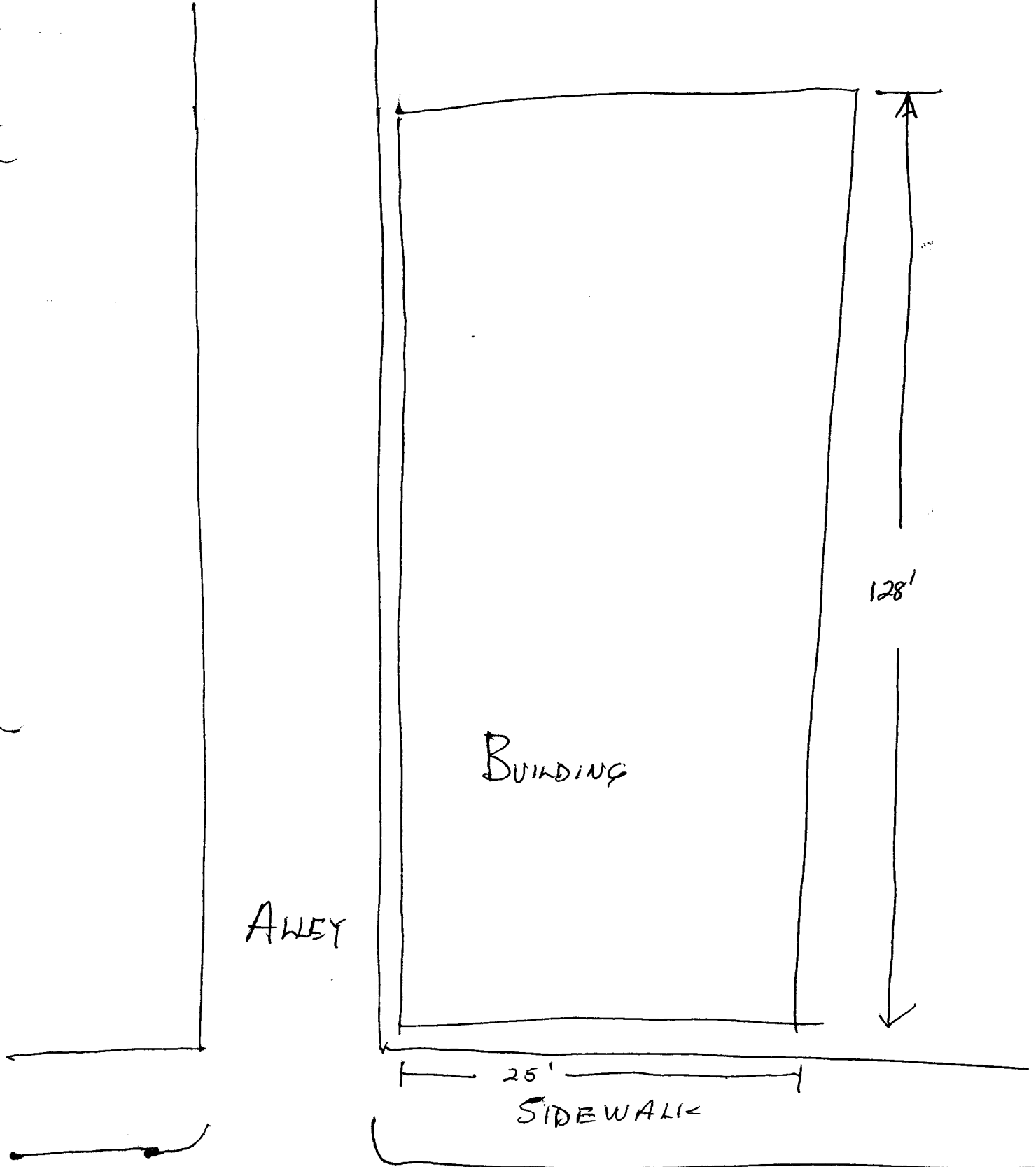
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 10-11-85

APPROVED BY: Ronda A. Watzel

Douglas O. Ferguson
SIGNATURE



ALLEY

BUILDING

128'

25'

SIDEWALK

7th STREET