

DATE SUBMITTED: 11-21-85

PERMIT # 24500

FEE No fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 200 SPANV. AVE

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-142-38-018

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: 2nd Street Properties

USE OF ALL EXISTING BUILDINGS:
Other

ADDRESS: 200 SPANV AVE.

PHONE: 242-2070.

DESCRIPTION OF WORK AND INTENDED USE:
INTERNAL Remodel No change of use
See Attached

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

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.)

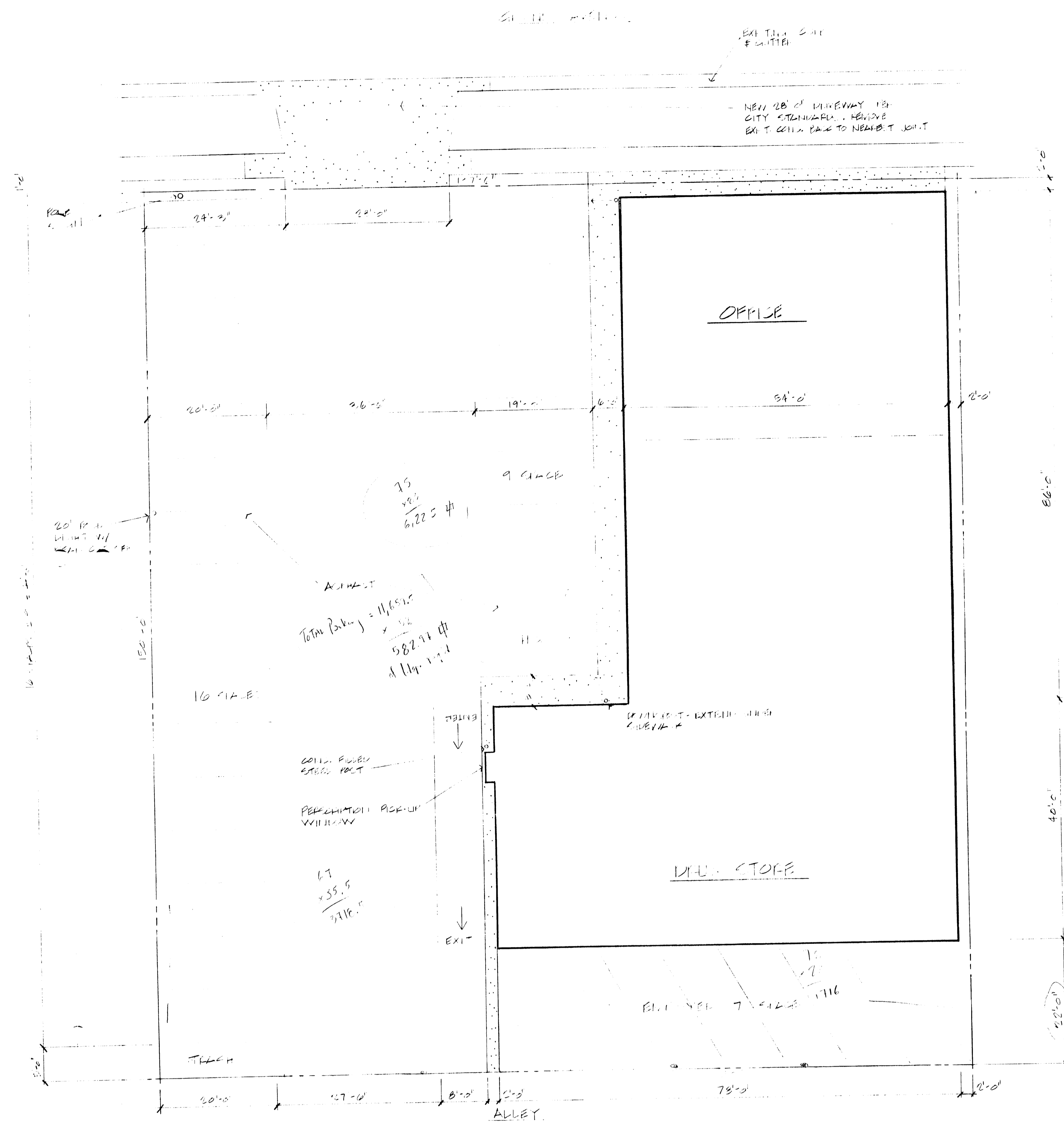
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 11-21-85

APPROVED BY: Linda Wetzel

[Signature]
SIGNATURE

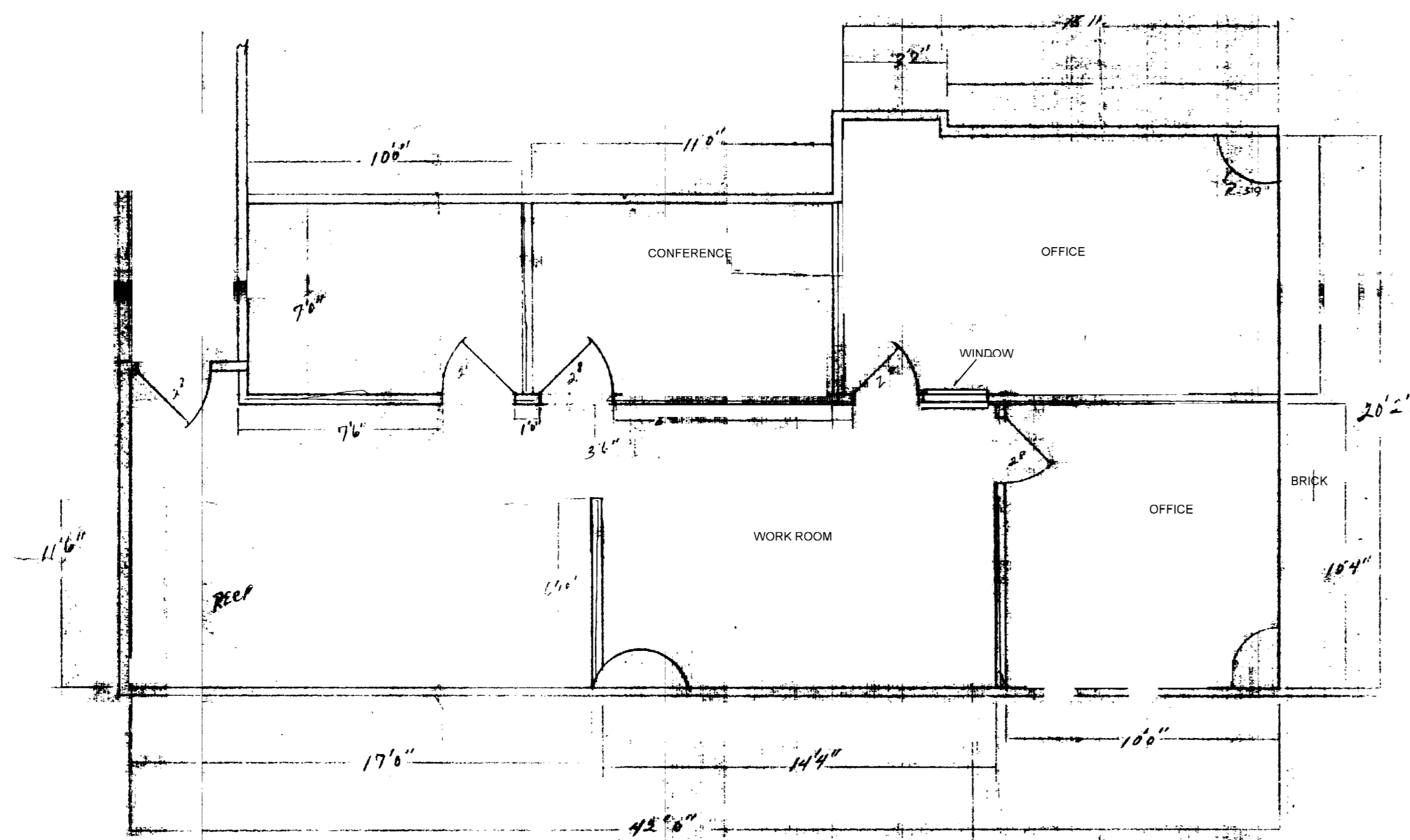


SITE PLAN
SCALE: 1" = 10'

PROJECT DATA
 2500 S.F. OFFICE + 3000 S.F. PARKING SPACE
 4000 S.F. RETAIL (2000 S.F. STORE + 2000 S.F. PARKING SPACE)
 600 S.F. STORAGE/RESTROOMS RETAIL
 7000 S.F. TOTAL AREA
 12 PARKING REQUIRED: 30 SPACES
 12 PARKING PROVIDED: 30 SPACES

AN ALCO BUILDING FOR
 GRAND AVENUE PEXALL





PERIODS AND TITLE	
200 L'ROAD AVE	1965
DATE	APPROVED BY
11-11-55	