

DATE SUBMITTED: 11-26-85

PERMIT # 24537  
24539

FEE NO fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 533/535 MAIN ST.

SQ. FT. OF BLDG: 1600

SUBDIVISION: City of Grand Jct

SQ. FT. OF LOT: —

FILING # — BLK # 117 LOT # 9 E W 5010

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-143-20-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
ONE

PROPERTY OWNER: BARBARA RASO

USE OF ALL EXISTING BUILDINGS:  
RETAIL

ADDRESS: —

PHONE: —

DESCRIPTION OF WORK AND INTENDED USE:  
BUILDING RENOVATION / RETAIL, COMMERCIAL

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 — S — R —

GEOLOGIC HAZARD: YES — NO

MAXIMUM HEIGHT: EXISTING Bldg

CENSUS TRACT #: 1

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: —

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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: 11-26-85

APPROVED BY: Linda A. Wetzel

David Hoffma  
SIGNATURE