

DATE SUBMITTED: 4/21/86

PERMIT # 15130

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 406 S. 5th

SQ. FT. OF BLDG: 1243

SUBDIVISION: Grand Jct. Sub.

SQ. FT. OF LOT: 15000

FILING # _____ BLK # 148 LOT # 1234

NUMBER OF FAMILY UNITS: Commercial

TAX SCHEDULE NUMBER: 2945-143-40-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

PROPERTY OWNER: Larry Corbett

USE OF ALL EXISTING BUILDINGS: Texaco Gas station

ADDRESS: Same

PHONE: 242-1574

DESCRIPTION OF WORK AND INTENDED USE: Interior remodel

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

FOR OFFICE USE ONLY

ZONE: I-7

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: 6

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

C.O. released 6-25-86 W/S.

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: 4/21/86

APPROVED BY: Ande Weitzel (EMS)

[Signature]
SIGNATURE

