

DATE SUBMITTED: 10-07-86.

PERMIT # 24500

FEE N/C - interior remodel
no change of use

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 200 GRAND

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 2532

NUMBER OF FAMILY UNITS: Com.

TAX SCHEDULE NUMBER: 2945 142 38 131418

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: 200 GRAND PROP.

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 200 GRAND

Commercial office

PHONE: 242-2070

DESCRIPTION OF WORK AND INTENDED USE:

lot to be paved

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: B-3

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 3

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: interior remodel

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: 10/7/86

APPROVED BY: Kathy Postner

[Signature]
SIGNATURE