

DATE SUBMITTED: 8/14/86

PERMIT # 25990

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2454 Hwy 605 #201 SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Sawtelle Sub. SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 3 NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: 2945-091-05-006 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Valley Plaza West USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: Above. Joint Ventures. \_\_\_\_\_

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE: Interior remodel  
No use change.

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: H.O.

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

PARKING SPACES REQ'D: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO X

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

CENSUS TRACT #: \_\_\_\_\_

TRAFFIC ZONE: \_\_\_\_\_

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: 8/14/86

APPROVED BY: [Signature]

William C. McNamee  
SIGNATURE