

DATE SUBMITTED: 10/10.86

PERMIT # 26393

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2830 Hwy. 6 & 50

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2943-182-00-048

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
one

PROPERTY OWNER: Beatrice Dairy Products

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1526 South State St.

Commercial

PHONE: Chicago Ill.

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

DESCRIPTION OF WORK AND INTENDED USE:

Interior remodel of existing cooler into 14' X 31' office. No use change.

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**FOR OFFICE USE ONLY**  
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ZONE: T-1

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

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

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

MAXIMUM HEIGHT: Interior only

CENSUS TRACT #: 7

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

TRAFFIC ZONE: 39

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 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: 10/10/86

APPROVED BY: Don

[Signature]  
SIGNATURE