

DATE SUBMITTED: 12-16-86

PERMIT # 26864

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 637-639 MAIN ST.

SQ. FT. OF BLDG: 3,200

SUBDIVISION: City

SQ. FT. OF LOT: 3200

FILING # _____ BLK # 116 LOT # 10

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-19.006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: ALFRED J. GIPSON

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2183 TUVAR CT.

office & Retail

PHONE: 245-3518

DESCRIPTION OF WORK AND INTENDED USE:
Install Window

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 N/A S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: _____

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: 12-16-86

APPROVED BY: [Signature]

Alfred J. Gipson
SIGNATURE