

DATE SUBMITTED: 11-12-86

PERMIT # 26589

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 459 PITKIN

SQ. FT. OF BLDG: 1400

SUBDIVISION: _____

SQ. FT. OF LOT: 15000

FILING # _____ BLK # 147 LOT # 13-16

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-39-007

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: LARRY CORBETT

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 459 PITKIN

CONVENIENCE STORE

PHONE: 242-1574

DESCRIPTION OF WORK AND INTENDED USE:

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

CONVENIENCE STORE

FOR OFFICE USE ONLY

ZONE: I-1

FLOODPLAIN: YES _____ NO ✓

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO ✓

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: A2

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

no changes to existing structure
on the exterior

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.)

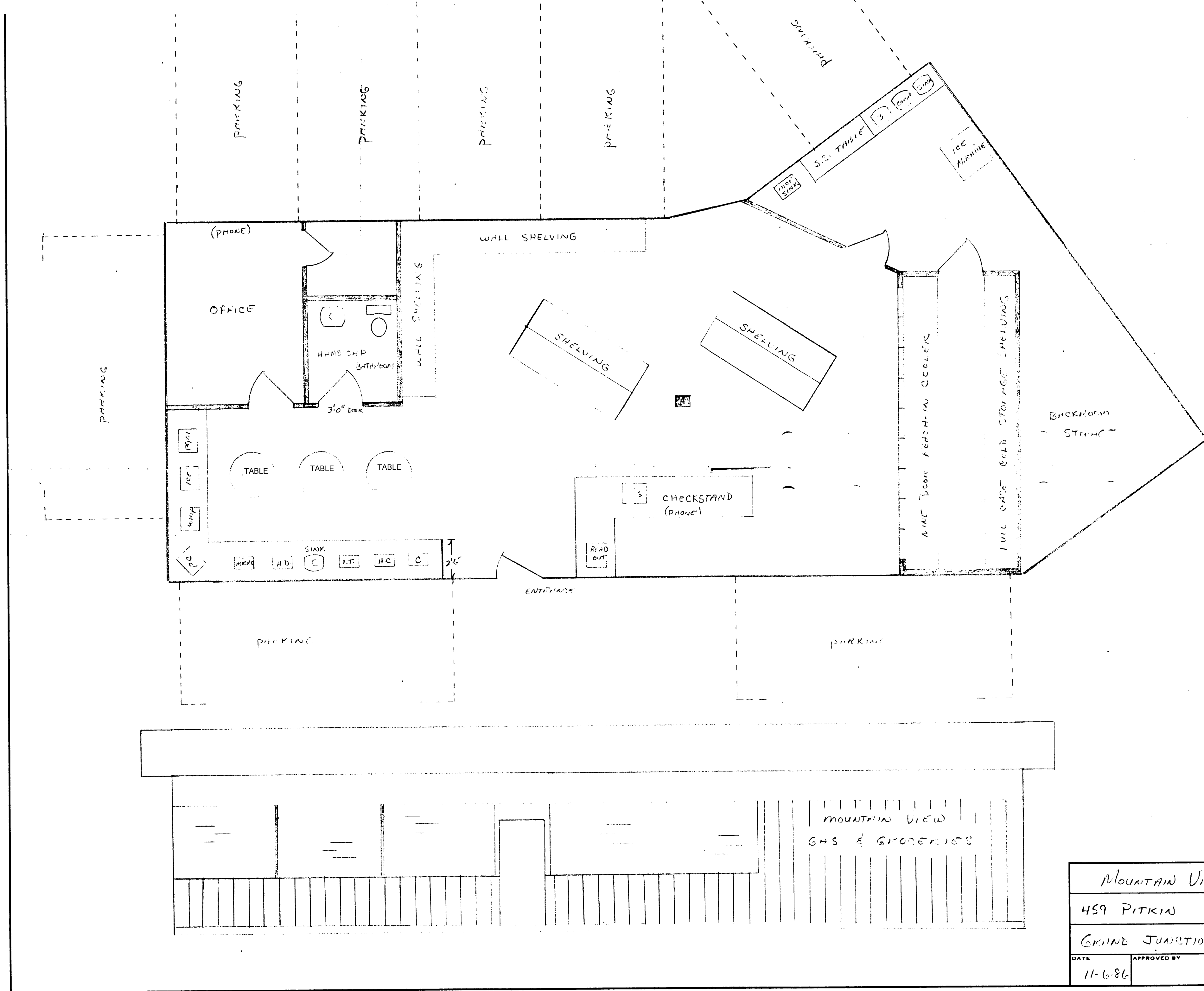
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 11-12-86

APPROVED BY: Mike J. Held

Henry A. Pelt
SIGNATURE



Mountain View Store # 2		
459 PITKIN	SCALE 1/4" = 1'	DRAWN BY J. L. /
GRAND JUNCTION, COLORADO 81501	REVISED	
DATE 11-6-86	APPROVED BY	DRAWING NUMBER