

DATE SUBMITTED: 2/24/86

PERMIT # 24914

FEE # 20⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 245 8th Ave

SQ. FT. OF BLDG: 120' X 131'

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-46-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Central Dist. Co.

USE OF ALL EXISTING BUILDINGS:
Warehouse

ADDRESS: 245 South Ave

PHONE: 243-3221

DESCRIPTION OF WORK AND INTENDED USE:
Remodel Carpet to office
storehouse & garage

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: F-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 25' S 0 R 0

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.)

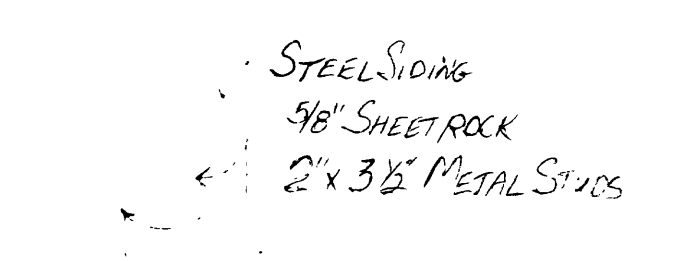
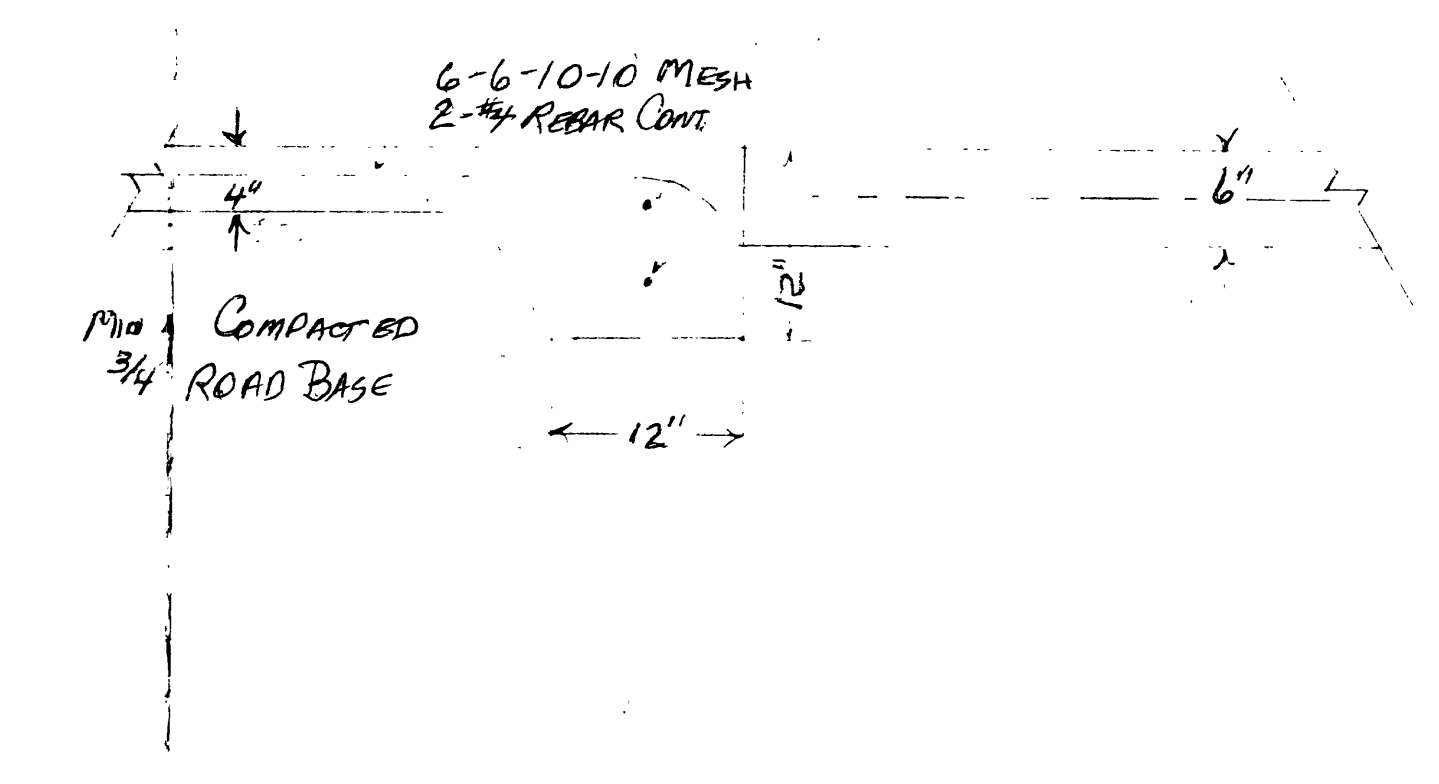
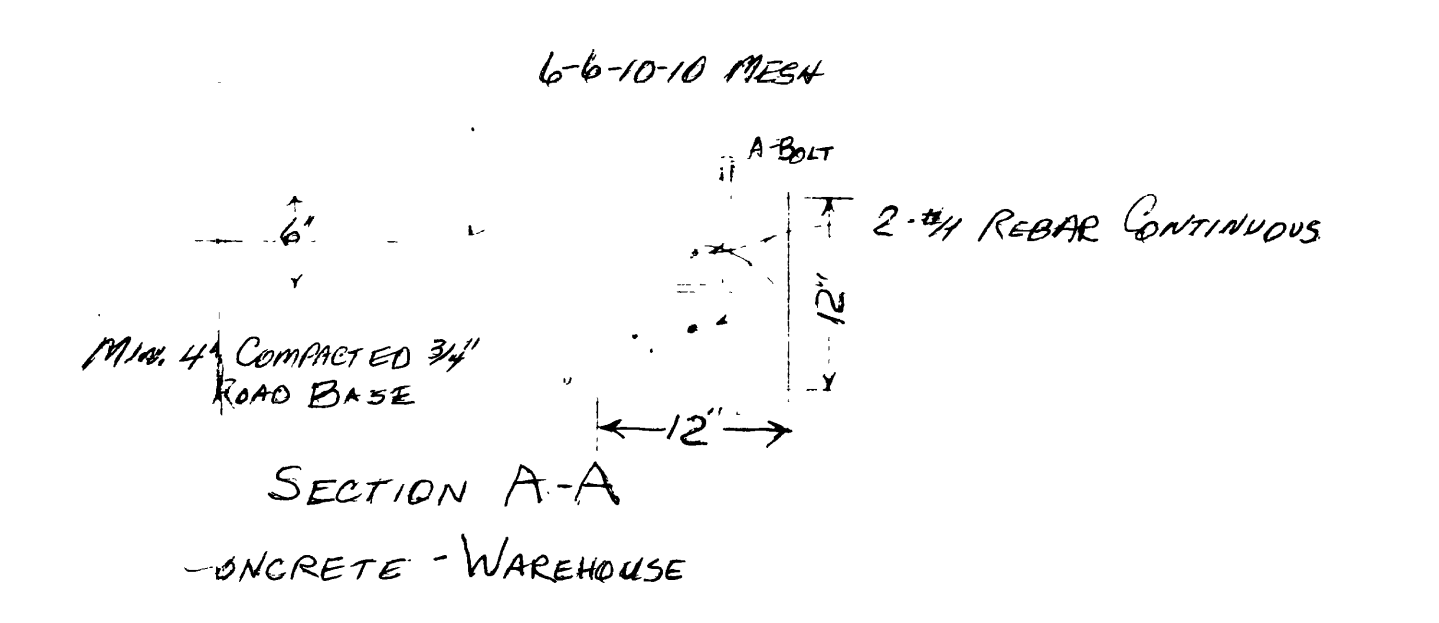
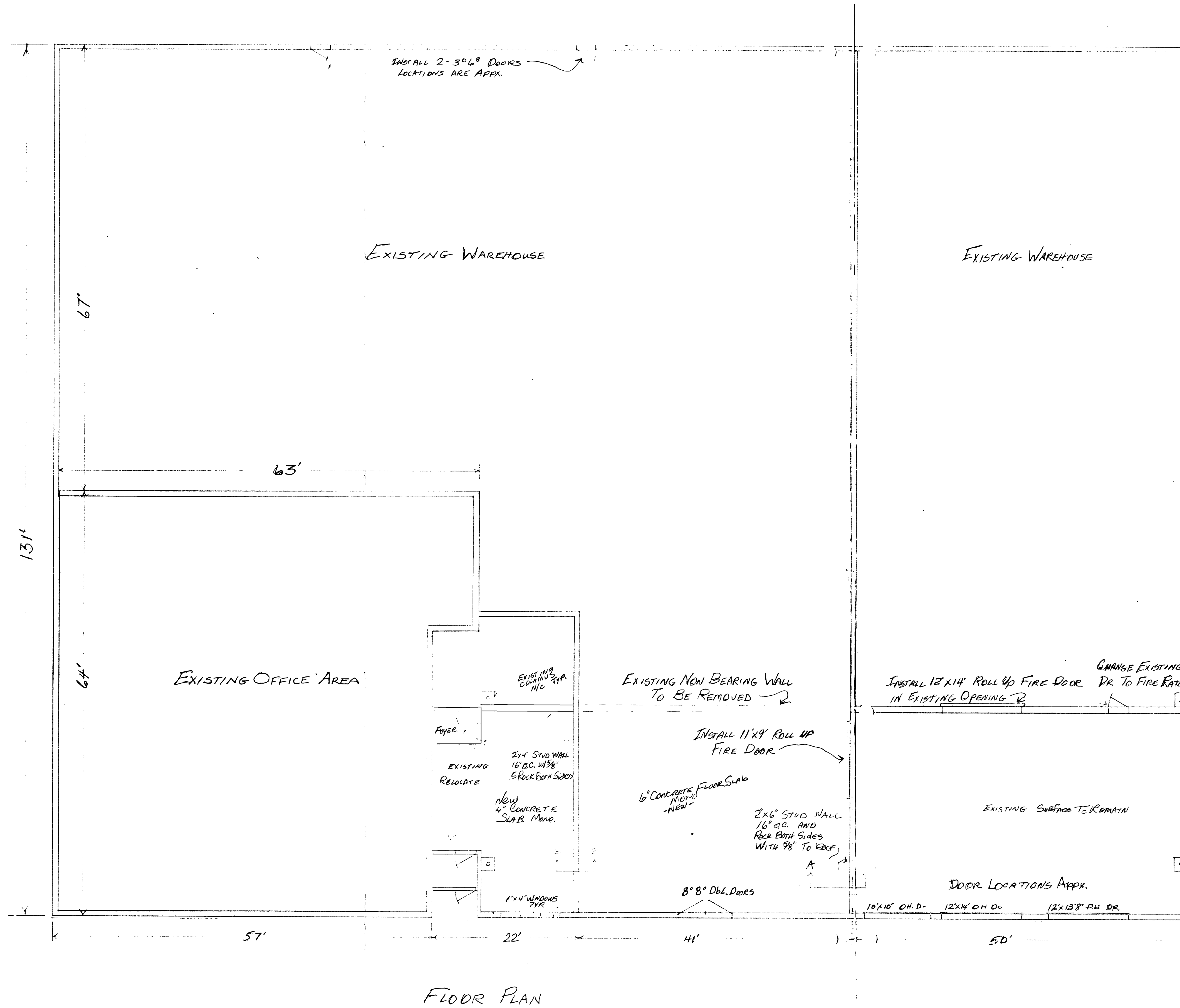
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

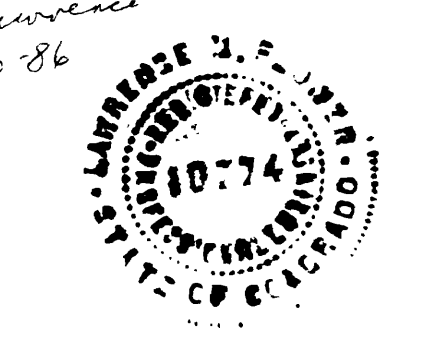
DATE APPROVED: 2/24/86

APPROVED BY: Linda A. Weitzel

Paul Pinneri
SIGNATURE



Approved in Floor
2-20-86



CENTRAL DISTRIBUTING CO.
245 So. Ave. GRAND JET, COLO.
REMODEL OFFICE AND WAREHOUSE

CONSTRUCTION SERVICES, 226 30 RD.
SCALE 1/4" = 1' EXCEPT AS NOTED. DRAWN BY AFRIEND
DATE 2-19-86