

DATE SUBMITTED: 4/6/88

PERMIT # 29874

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 517 N 1st

SQ. FT. OF BLDG: ~~4500~~ 1500

SUBDIVISION: _____

SQ. FT. OF LOT: 120 x 185
120 x 185

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

294515100 ⁻¹⁰⁷ ~~XXXXXXXXXX~~

PROPERTY OWNER: Chet Allen

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 517 N 1st

PHONE: 245-1655

DESCRIPTION OF WORK AND INTENDED USE:

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

Interior remodel for deli

Change in use

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F N/A S N/A R N/A

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 3

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 35

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 AN 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: 4/5/88

APPROVED BY: Linde

Bruce Bruner
SIGNATURE