

DATE SUBMITTED: 6-12-87

PERMIT # 2927928

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 495 28¹/₄ Rd.

SQ. FT. OF BLDG: 1100.

SUBDIVISION: BOOKCLIFF PARK

SQ. FT. OF LOT: 16,900 ±

FILING # _____ BLK # 6 LOT # 14

NUMBER OF FAMILY UNITS: NONE

TAX SCHEDULE NUMBER:
2943-182-00-009

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: JOE F. & MARCIA L GAMBILL

USE OF ALL EXISTING BUILDINGS:
RETAIL SALES & OFFICE

ADDRESS: P.O. BOX 648 CLIFTON

PHONE: 243-5337

DESCRIPTION OF WORK AND INTENDED USE:
REMODEL INTERIOR & EXTERIOR
TO ALLOW FOR SERVICE & RETAIL
SALES & OFFICE

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

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 40 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: 6

TRAFFIC ZONE: 37

LANDSCAPING/SCREENING: see site plan

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.)

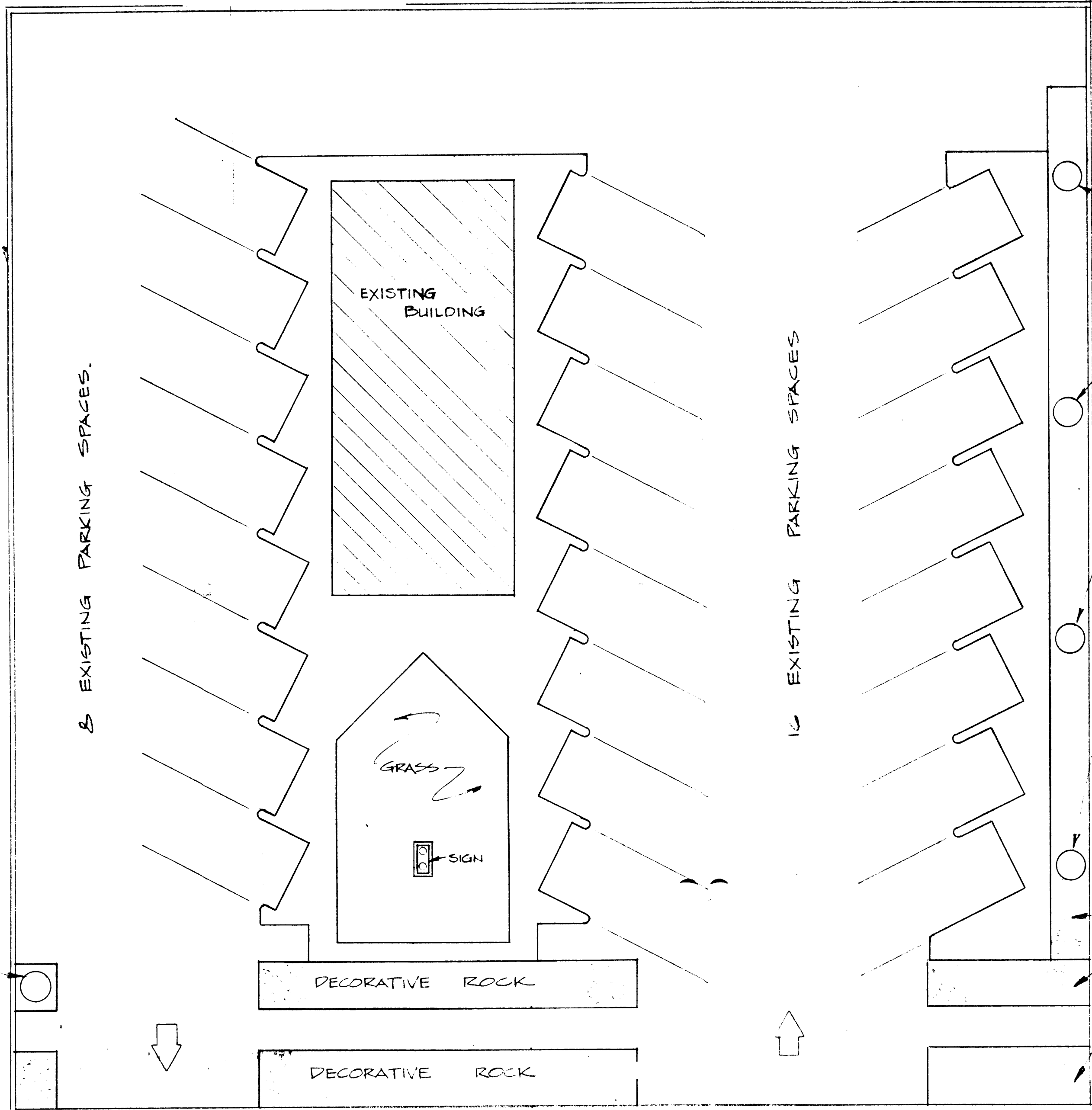
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: June 15, 1987

Joe L. Gambill
SIGNATURE

APPROVED BY: Gary F. Little



EXISTING PLOT PLAN
 LOT 14 - BLOCK 6
 BOOKCLIFF PARK
 495 284 ROAD
 GRAND JUNCTION, CO.

GAMBILL CONSTRUCTION
 P.O. BOX 648 CLIFTON, CO.
 243-5327