

DATE SUBMITTED: 6-12-87

PERMIT # 27942

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1406 N. 7th St.

SQ. FT. OF BLDG: 1076

SUBDIVISION: Elm Av. Sub.

SQ. FT. OF LOT: 50'x125'

FILING # — BLK # 1 LOT # 31932

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-114-14-018

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Don Veale

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 614 31 Rd.

Res & garage

PHONE: 434-7971

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

DESCRIPTION OF WORK AND INTENDED USE:

Remodel for Insurance Office  
see file # 23-87

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### FOR OFFICE USE ONLY

ZONE: PB

FLOODPLAIN: YES — NO ✓

SETBACKS: F — S — R —

GEOLOGIC HAZARD: YES — NO ✓

MAXIMUM HEIGHT: existing

CENSUS TRACT #: 5

PARKING SPACES REQ'D: 4 min.

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: see file # 23-87

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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: 6-12-87

APPROVED BY: Mike [Signature]

Don Veale  
SIGNATURE