

DATE SUBMITTED: 1/29/87

PERMIT # N/C 26990

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 501 MAIN ST.

SQ. FT. OF BLDG: 9000 PER FLOOR

SUBDIVISION: GRAND JUNCTION

SQ. FT. OF LOT: 75x125

FILING # \_\_\_\_\_ BLK # 117 LOT # 1,23

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-143-20-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: BARBARA RASO (ETHA)

USE OF ALL EXISTING BUILDINGS:

ADDRESS: PO Box 2328 G.J. Co.

Empty RETAIL SPACE

PHONE: \_\_\_\_\_

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 - 1st Floor - RETAIL  
3 UNITS - REMOVE OLD METAL FRONT.

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: \_\_\_\_\_

FLOODPLAIN: YES N/A NO \_\_\_\_\_

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

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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 RESUL IN LEGAL ACTION.

DATE APPROVED: 1/29/87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE