

DATE SUBMITTED: 03-06-87

PERMIT # 27190

FEE 10.⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 634 MAIN ST.

SQ. FT. OF BLDG: 2,994

SUBDIVISION: GJ

SQ. FT. OF LOT: n/a

FILING # _____ BLK # _____ LOT # 21-25

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-18-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: CARROLL E. MOLTZ

USE OF ALL EXISTING BUILDINGS:
office / retail

ADDRESS: 634 MAIN SUITE 100

PHONE: 241 3111

DESCRIPTION OF WORK AND INTENDED USE:

Lower Level Renovation - OFFICES

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: B-1 Interior Remodel

FLOODPLAIN: YES _____ NO

SETBACKS: F n/a S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: n/a

CENSUS TRACT #: 1

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: none

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 RESULT IN LEGAL ACTION.

DATE APPROVED: 3-6-87

APPROVED BY: M. Sathulal

C.E. Moltz by Dan Smith
SIGNATURE

RENOVATION
LOWER LEVEL - G34 MAIN
3-0-87 1/4" = 1'

