

DATE SUBMITTED: 7/8/87

PERMIT # 28128

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 410 North Avenue

SQ. FT. OF BLDG:       

SUBDIVISION: Shapiro's Ridge Addition

SQ. FT. OF LOT:       

FILING #        BLK # 6 LOT # 142

NUMBER OF FAMILY UNITS:       

TAX SCHEDULE NUMBER:  
294511320001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: May Johnson Inc

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 410 North Avenue

fire sales & services

PHONE: 243-9700

DESCRIPTION OF WORK AND INTENDED USE:  
Balance alignment of inside building  
no exterior addition

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

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**FOR OFFICE USE ONLY**

ZONE: L-2

FLOODPLAIN: YES        NO       

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES        NO       

MAXIMUM HEIGHT: 40'

CENSUS TRACT #:       

PARKING SPACES REQ'D:       

TRAFFIC ZONE:       

LANDSCAPING/SCREENING:       

SPECIAL CONDITIONS: interior remodel - no change of use

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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: 7/8/87

APPROVED BY: Lilley Peterson

[Signature]  
SIGNATURE