

DATE SUBMITTED: 9-8-87

PERMIT # 28879

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1015 NORTH AVE.

SQ. FT. OF BLDG: 960'

SUBDIVISION: G.J.

SQ. FT. OF LOT: 150' x 140'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-141-05-019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: TOTAL PETROLEUM, INC.

USE OF ALL EXISTING BUILDINGS:
Partial

ADDRESS: 7000 E. 47TH AVE DR., SUITE 100
DENVER, CO 80216

PHONE: (303) 321-2581

DESCRIPTION OF WORK AND INTENDED USE:
ENCLOSURE OF PATIO

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: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 10' S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: existing

CENSUS TRACT #: 2

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: enclose coverage of patio only

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 AND 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: 9-8-87

APPROVED BY: [Signature]

[Signature]
SIGNATURE