

DATE SUBMITTED: 8-7-87

PERMIT # 23421

FEE no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2808 North Avenue

SQ. FT. OF BLDG: N/A

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: N/A

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2943.073.00-214

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: United Bank

USE OF ALL EXISTING BUILDINGS:  
BACK

ADDRESS: 2808 North Avenue

PHONE: 242-8822

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel

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: \_\_\_\_\_ FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

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

PARKING SPACES REQ'D: \_\_\_\_\_ CENSUS TRACT #: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

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

*INTERIOR REMODEL*

*NO CHANGE OF USE*

\*\*\*\*\*  
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: 8-7-87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE  
Chris Const Jr.