

DATE SUBMITTED: 8-17-88

PERMIT # 31012

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

-BLDG ADDRESS: 130 No. 5th

SQ. FT. OF BLDG: N/A

SUBDIVISION: City

SQ. FT. OF LOT: N/A

FILING # _____ BLK # 117 LOT # 1, 2, 3

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143.28-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
one

-PROPERTY OWNER: F007

USE OF ALL EXISTING BUILDINGS:
N/A

-ADDRESS: 130 North 5th

-PHONE: 245-9576

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.

BUILD NEW FIRE ESCAPE

FOR OFFICE USE ONLY

NE: B-3

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Fire escape should come to rear (cut line) of property

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: 8-18-88

APPROVED BY: Linda Watzel

Otis Kunder
SIGNATURE