

DATE SUBMITTED: 12/20/88

PERMIT # 82058

FEE \$30.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 590 24 1/2 Rd.

SQ. FT. OF BLDG: 22,000

SUBDIVISION: JACOBS

SQ. FT. OF LOT: 3.79 acres

FILING # 1 BLK # 1 LOT # 102

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-091-13-001 and 002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: ANTHONY PROPERTIES

USE OF ALL EXISTING BUILDINGS:
0

ADDRESS: 12740 HILLCREST Rd SUITE 210
DALLAS, TX. 75230

PHONE: 214-991-4484

DESCRIPTION OF WORK AND INTENDED USE:
Block Building for Theater

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL. - REF. FILE # 10-88

FOR OFFICE USE ONLY

NE: 0-2

FLOODPLAIN: YES NO ✓

SETBACKS: F 40 S 0 R 0

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: As Per Plan

TRAFFIC ZONE: 1

LANDSCAPING/SCREENING: As Per Plan

SPECIAL CONDITIONS: See file # 10-88 City Engineer's opinion

Permit can curb bank or Retention

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: 12/23/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE