

DATE SUBMITTED: 5-11-88

PERMIT # 30217

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 445 W. Gunnison

SQ. FT. OF BLDG: n/a

SUBDIVISION: ⁶⁴ FIFTY WEST SUB

SQ. FT. OF ~~LOT~~ 280 ft ^{lab} for room

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-151-07-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Gene Taylor

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 445 W. GUNNISON

Sparty Goods Sub

PHONE: 242 8165

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

DESCRIPTION OF WORK AND INTENDED USE:
WALLS
One floor photo lab - room

FOR OFFICE USE ONLY

NE: PC - planned Commercial

FLOODPLAIN: YES _____ NO

SETBACKS: F n/a S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: n/a

CENSUS TRACT #: 9

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: none

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 MPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: M. Sutherland 5-11-88

Harold O'neal
SIGNATURE

APPROVED BY: M. Sutherland

Gene Taylor's Sporting
445 West Gunnison
242 8165

ONE HOUR PHOTO Lab.

