

DATE SUBMITTED: 11/18/88

PERMIT # 31827

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 685 West Gunnison SQ. FT. OF BLDG: N/A

SUBDIVISION: 6+50 West Sub. SQ. FT. OF LOT: N/A

FILING # 2 BLK # 1-9 LOT # 6 NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: 2945-151-12-011 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1- office

PROPERTY OWNER: Denver Public Schools USE OF ALL EXISTING BUILDINGS: offices & warehouse

ADDRESS: 1199 No. 1st Suite G

PHONE: 245-7571

DESCRIPTION OF WORK AND INTENDED USE: Interior 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

NE: C-1

FLOODPLAIN: YES        NO X

SETBACKS: F Interior Remodel S        R       

GEOLOGIC HAZARD: YES        NO       

MAXIMUM HEIGHT:       

CENSUS TRACT #: 9

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING:       

SPECIAL CONDITIONS: Interior Remodel  
- no change in use

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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: 11/18/88

APPROVED BY: Kathy Payne

[Signature]  
SIGNATURE