

DATE SUBMITTED: 10-25-88

PERMIT # 31611

FEE M/C

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 304 W Main

SQ. FT. OF BLDG: 40,000

SUBDIVISION: Little Booklist

SQ. FT. OF LOT: 7,500

FILING # _____ BLK # _____ LOT # 9

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-151-09-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: George E. Wheeler

USE OF ALL EXISTING BUILDINGS:
Waga County Business Development Corp.
Bureau member

ADDRESS: 3045 Teller, City, 81504

PHONE: 243-5242

DESCRIPTION OF WORK AND INTENDED USE:

Install Partitions + electrical

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: F-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F Interior remodel S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 9

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 4B

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: no change
on 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 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: 10/25/88

APPROVED BY: [Signature]

George E. Wheeler
SIGNATURE