

DATE SUBMITTED: 4/13/88

PERMIT # 29972

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 454 MAIN ST.

SQ. FT. OF BLDG: _____

SUBDIVISION: City

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-143-16-016

PROPERTY OWNER: ELLA^{N.} RIGGS.

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: #5634 CHIPETA.

From Bank to Retail

PHONE: 241-8146

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.

NEW STORE FRONT & INTERIOR ALTERATION.

Change of use

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES _____ NO

SETBACKS: F 35' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 3

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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: 4/13/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE
[Signature]