

DATE SUBMITTED: 10/3/88

PERMIT # 31493

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 557 NOLAND AVE

SQ. FT. OF BLDG: 5,200 Approx.

SUBDIVISION: _____

SQ. FT. OF LOT: N/A

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-232-03-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: FRANK DUNN

woodworking

ADDRESS: 3453 SONY 1/4 FELKINS

USE OF ALL EXISTING BUILDINGS: _____

PHONE: 464-7213

DESCRIPTION OF WORK AND INTENDED USE:
interior walls

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: I-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 25' S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: _____

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: n/a

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: 10/3/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE