

DATE SUBMITTED: Feb - 2 - 88

PERMIT # 29469

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 470 North Ave

SQ. FT. OF BLDG:       

SUBDIVISION: Redgers

SQ. FT. OF LOT:       

FILING #        BLK #        LOT #       

NUMBER OF FAMILY UNITS:       

TAX SCHEDULE NUMBER:  
2945-113-20-001

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Gay Johnson inc.

USE OF ALL EXISTING BUILDINGS:  
Retail Sale & Service

ADDRESS: Po Box 1879 GJ

PHONE:       

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

DESCRIPTION OF WORK AND INTENDED USE:

Remove 2 window + Replace with  
overhead doors

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES        NO X

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES        NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: remodel - replace  
existing windows with doors  
no change in 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.

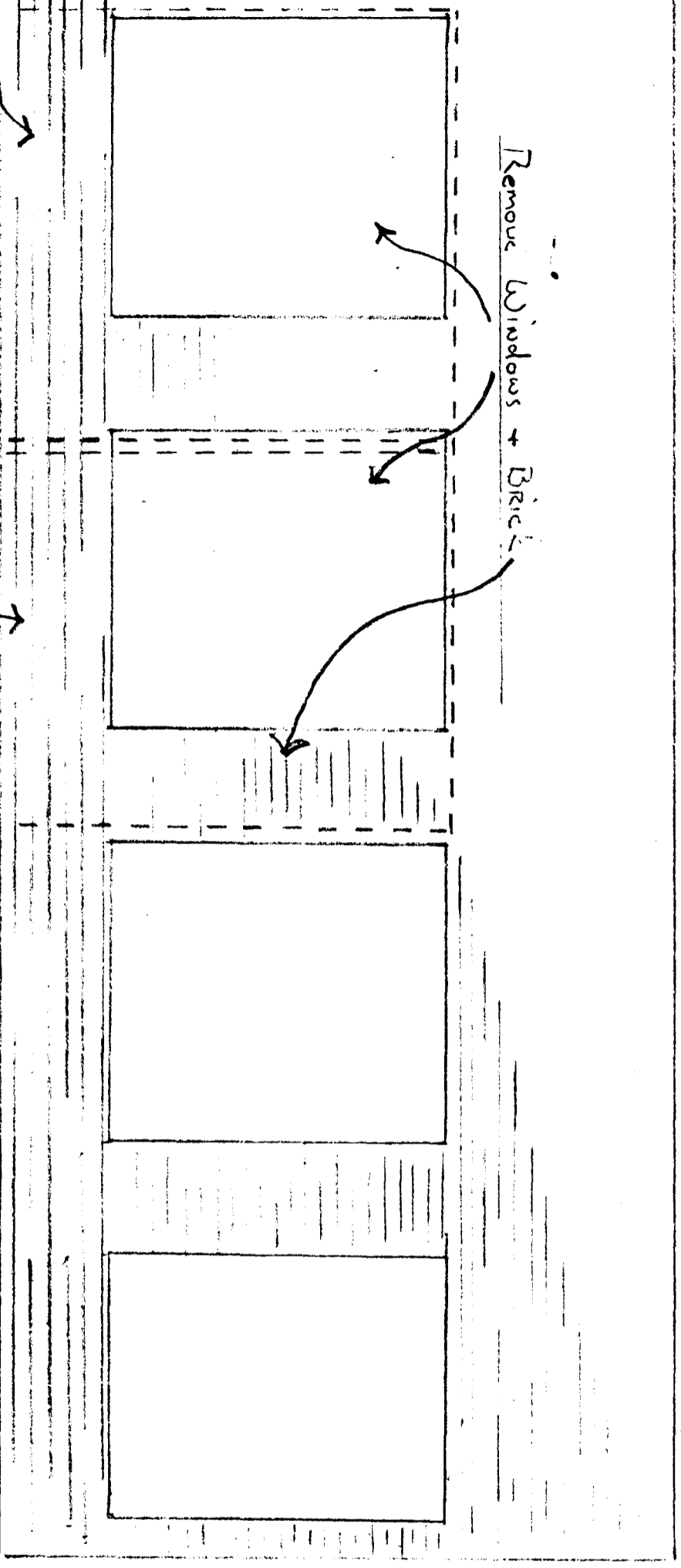
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO OMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 2/2/88

APPROVED BY: Kathy Portner

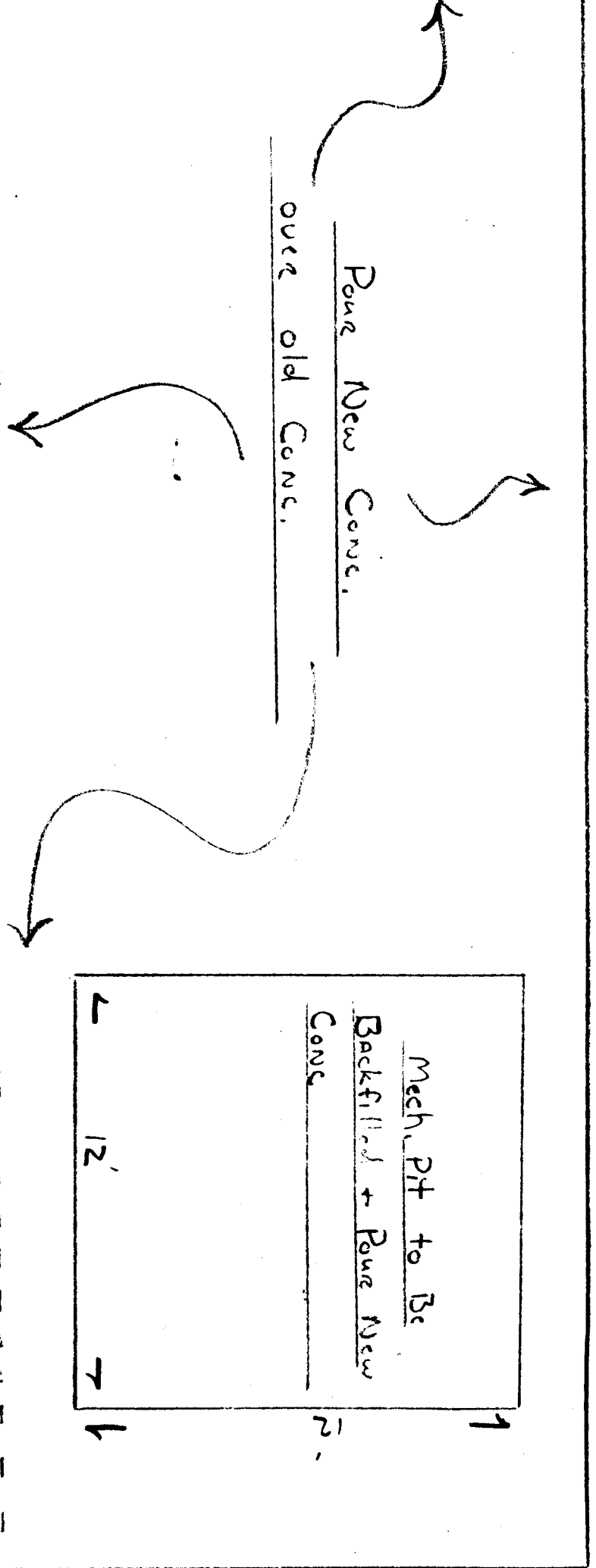
[Signature]  
SIGNATURE

Gay Johnson  
Retail Tires 410 North Ave  
East Side Remodel 1/4" = 1'

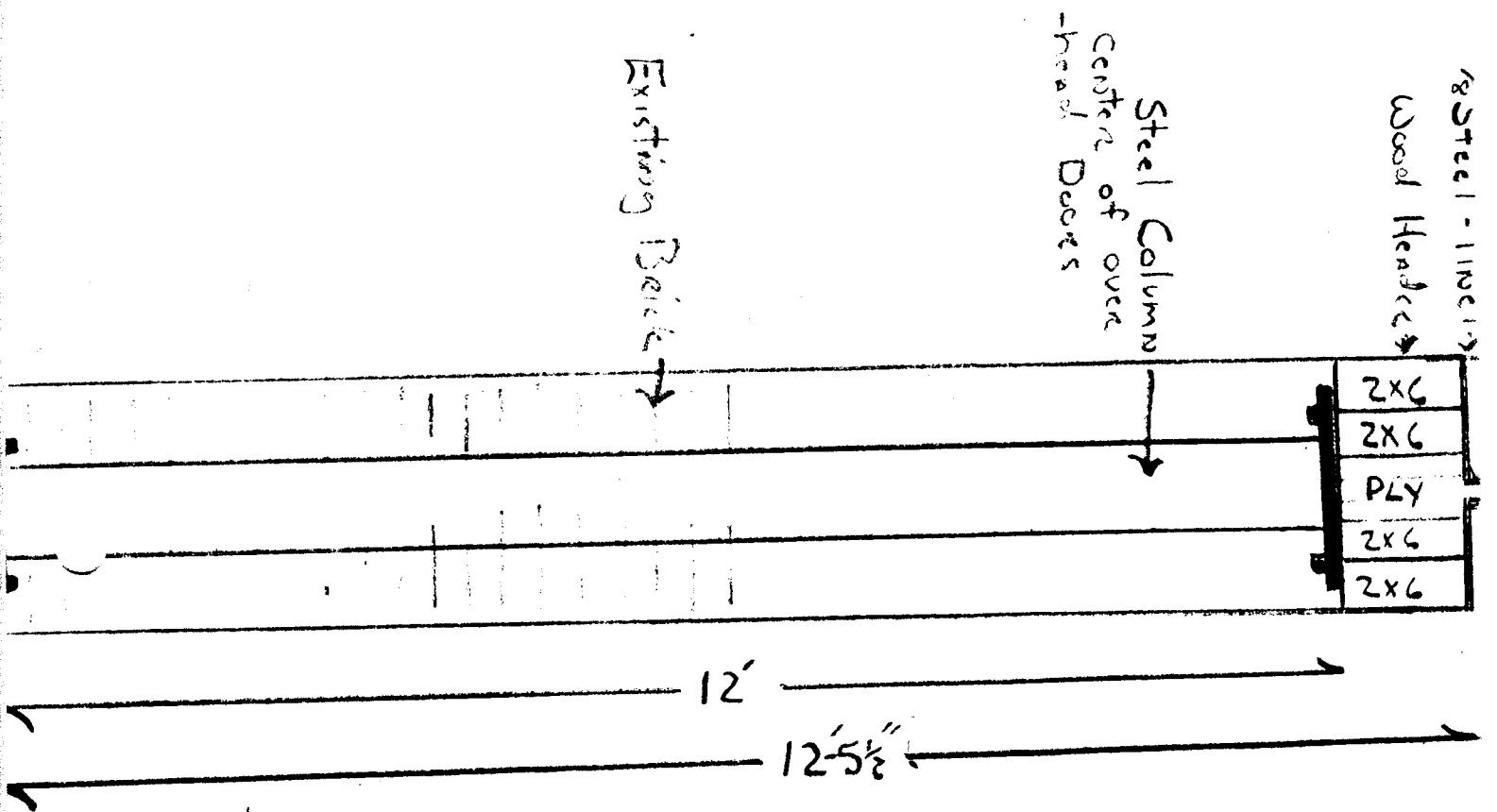


New 5' x 1' Column See Page 3  
East Elev. Page 1 of 3

1/4" = 1'



← Wall + windows to Be Removed →



Detail Page 3 of 3