

DATE SUBMITTED: 6-6-88

PERMIT # 30502

FEE n/c

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 735 SOUTH AVE

SQ. FT. OF BLDG: 4000 sqft approx

SUBDIVISION: CITY 6/5

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945 144 44 003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: PARTNERS INC

USE OF ALL EXISTING BUILDINGS:
MEMBERSHIP CLUB

ADDRESS: 735 SOUTH AVE

PHONE: 245 5555

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.

BUILD PARTITION WALL IN CONFERENCE ROOM TO CREATE STORAGE AREA.

Interior Remodel only

FOR OFFICE USE ONLY

ZONE: I-1

FLOODPLAIN: YES _____ NO

SETBACKS: F n/a S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: n/a

CENSUS TRACT #: 2

PARKING SPACES REQ'D: exists

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: none

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 AND 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: 6-6-88

APPROVED BY: M. S. [Signature]

[Signature]
SIGNATURE