

DATE SUBMITTED: 10-2-89

PERMIT # 34245

FEE \$5<sup>c</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 130 North 5<sup>th</sup>

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:

2945-143-17-001

PROPERTY OWNER: F.O.O.F.

—

ADDRESS: 130 North 5<sup>th</sup>

USE OF ALL EXISTING BUILDINGS:

PHONE: —

Retail, office

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.

*Roof coming over back stairway  
awning will follow stair way to street*

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### FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES — NO

SETBACKS: F NA S 0 R 0

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 1

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: No signage

is allowed without separate permit

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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.)

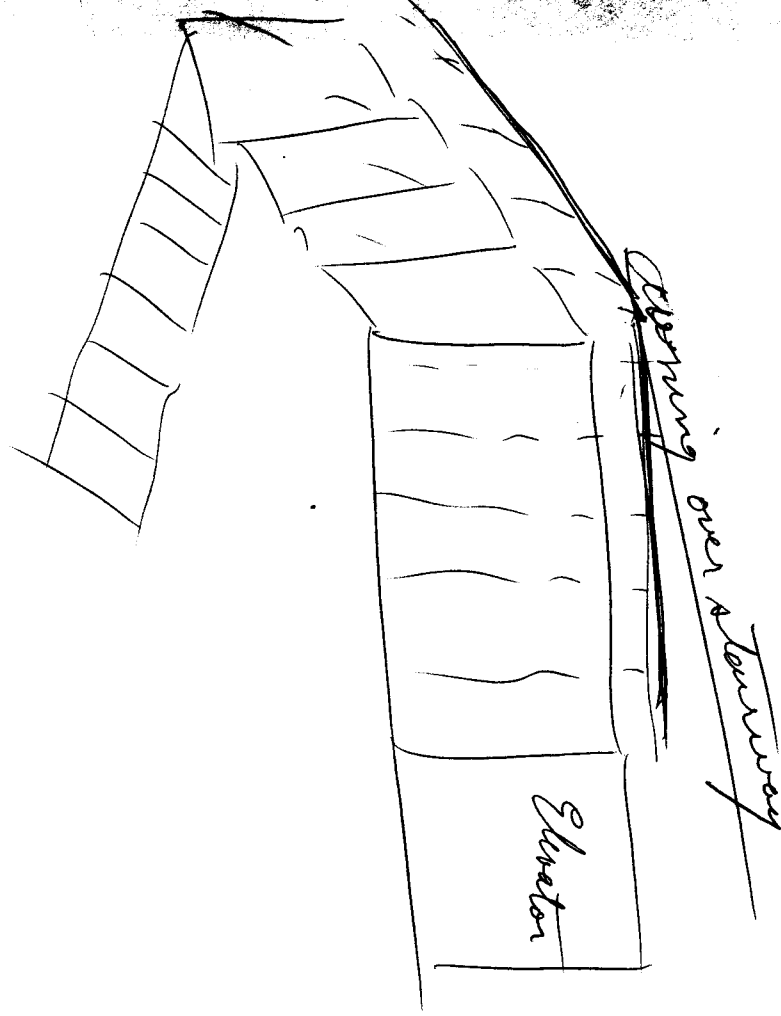
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 10-2-89

APPROVED BY: Ande Westzel

Otis Kinder  
SIGNATURE



ACCEPTED 10-2-89 W  
ANY CHANGE OF RECORDS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.