

DATE SUBMITTED: 9/12/89

PERMIT # 33936

FEE no charge

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1450 N 12TH ST

SQ. FT. OF BLDG: _____

SUBDIVISION: Henderson Heights Sub

SQ. FT. OF LOT: Interior remodel

FILING # _____ BLK # 2 LOT # 1-8

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-123-15-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: 1ST NAT'L LAND & CATTLE Co.

USE OF ALL EXISTING BUILDINGS:
Retail

ADDRESS: 700 GRAND AVE #318

PHONE: JOE V PROCOPIO 253-7444

DESCRIPTION OF WORK AND INTENDED USE:
INTERIOR REMODELING

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

NAME: PB

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S Interior remodel

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Interior remodel - no change in use

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 9/12/89

[Signature]
SIGNATURE

APPROVED BY: Kathy [Signature]