

DATE SUBMITTED: 10-16-89

PERMIT # 34292

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 685 West Gunnison

SQ. FT. OF BLDG: 35360

SUBDIVISION: 54 & 55th West Sub.

SQ. FT. OF LOT: _____

FILING # 2 BLK # 6 LOT # 1-9

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-151-12-011

1

PROPERTY OWNER: Denver Public School

ADDRESS: 900 Grant Employees Pension And Benefit ASS.
Denver, Co. 80203

USE OF ALL EXISTING BUILDINGS:

PHONE: 1-837-1000

Wholesale

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.

11 awnings - over each door

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 25 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Awnings may not extend past property line

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: 10/16/89

APPROVED BY: Kathy Postma

[Signature]
SIGNATURE