

DATE SUBMITTED: 11-16-89

PERMIT # 34569

FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 139 North Ave

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-143-16-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Community Office Inc.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 464 Main St.

Photo Processing

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
Tenant Finish - Snap Photo

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

change of use

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### FOR OFFICE USE ONLY

ZONE: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: 4 as shown

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: \_\_\_\_\_

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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 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.

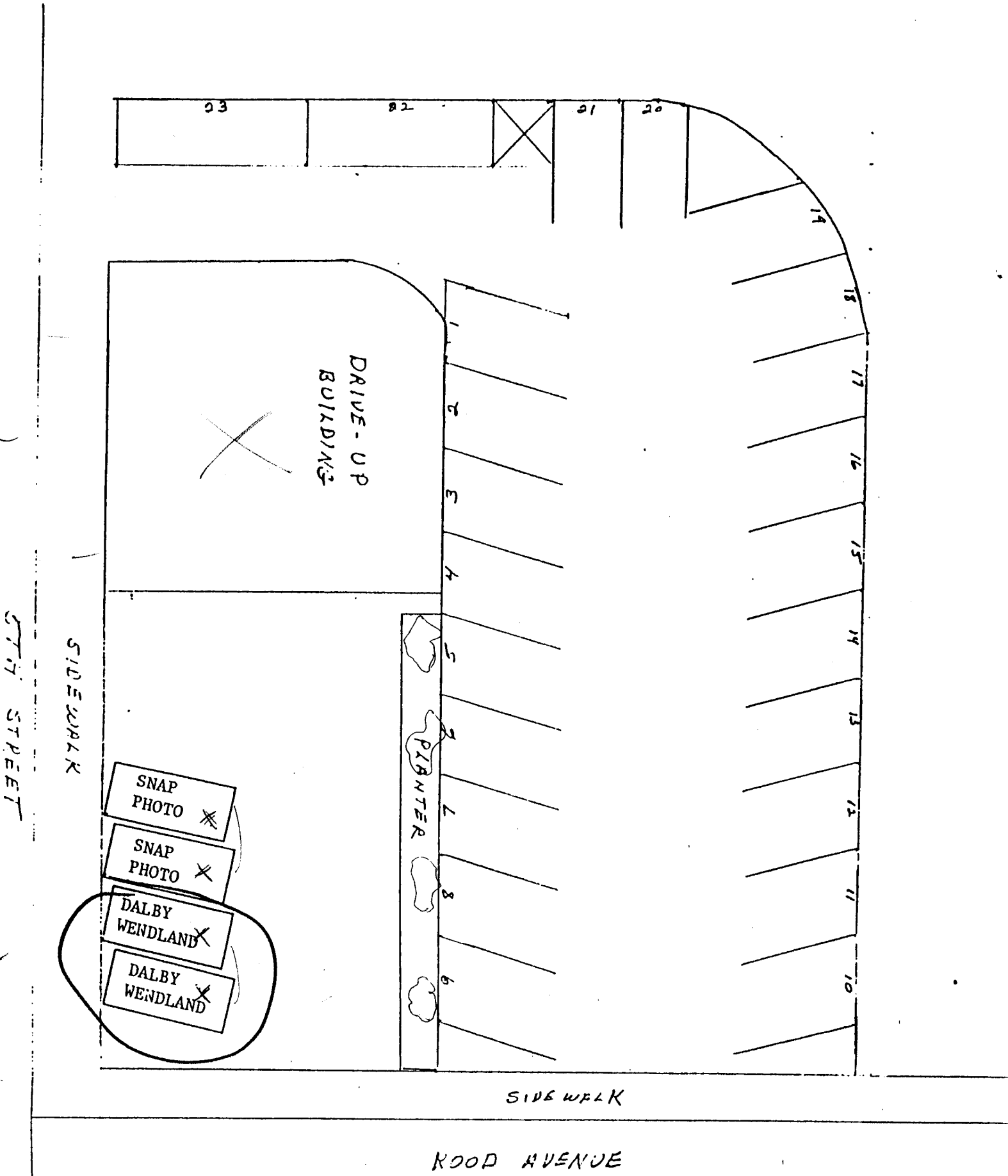
DATE APPROVED: 11-16-89

APPROVED BY: Andi Witzel

[Signature]  
SIGNATURE

Address 137 North 5<sup>th</sup>

2945-143-16-006



"EXHIBIT C"

Landlord *[Signature]*

Tenant *[Signature]*