

DATE SUBMITTED: 7/5/89

PERMIT # 33376

FEE No Charge

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1133 Johnson #12

SQ. FT. OF BLDG: 25x60

SUBDIVISION: Village Fair

SQ. FT. OF LOT: —

FILING # — BLK # — LOT # 3

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-111-27-003

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
—

PROPERTY OWNER: Real Estate Service

USE OF ALL EXISTING BUILDINGS:
retail, etc.

ADDRESS: 718 Horizon Dr

PHONE: —

DESCRIPTION OF WORK AND INTENDED USE:
Interior Remodel - for Multi-System

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

FOR OFFICE USE ONLY

ZONE: PB

FLOODPLAIN: YES — NO X

SETBACKS: F — S — R —

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: as per plan

CENSUS TRACT #: 5

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Retail sales / service-type operation

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: 7/5/89

APPROVED BY: Kathy Portman

[Signature]
SIGNATURE