

DATE SUBMITTED: Nov 11, 1990

PERMIT # 37452

FEE No Fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1358 N 4<sup>th</sup>

SQ. FT. OF BLDG: 1500 A

SUBDIVISION: Sherwood Addition

SQ. FT. OF LOT:           

FILING #            BLK # 12 LOT # 1

NUMBER OF FAMILY UNITS:           

TAX SCHEDULE NUMBER:  
2945-113-10-011

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: KEN NELSON

USE OF ALL EXISTING BUILDINGS:  
Office

ADDRESS: 2676 6 Rd P1506

PHONE: 242-6976

DESCRIPTION OF WORK AND INTENDED USE:  
Redo interior wall

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

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### FOR OFFICE USE ONLY

ZONE: B-1

FLOODPLAIN: YES            NO           

SETBACKS: F            S            R           

GEOLOGIC HAZARD: YES            NO           

MAXIMUM HEIGHT:           

CENSUS TRACT #: 4

PARKING SPACES REQ'D:           

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING:           

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: 11-9-90  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE