

DATE SUBMITTED: NOV. 9th / 90

11/28/90

PERMIT # 37498

FEE NO Fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 122 NORTH 6th ST.

SQ. FT. OF BLDG: 1500 SQ FT.

SUBDIVISION: CITY OF G.J.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 105 LOT # 1+2

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-143-18-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: SAME 1

PROPERTY OWNER: JUDY SMITH

USE OF ALL EXISTING BUILDINGS: COMMERCIAL

ADDRESS: 122 NORTH 6th ST.

PHONE: DOVE DESIGN 245-1829

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.

NEW FRONT DOOR - NEW FRONT GLASS, REMOVE OLD AWNING & ALUMINUM - PAINTING

***** FOR OFFICE USE ONLY *****

ZONE: B-3

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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

C. Scott Winters
SIGNATURE

APPROVED BY: [Signature]