

DATE SUBMITTED: 7/11/90

PERMIT # 36417

FEE No Fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 141 N. 7th St.

SQ. FT. OF BLDG: 5600

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

SQ. FT. OF LOT: 6000

FILING # \_\_\_\_\_ BLK # 5 LOT # 11 & 12

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-144-18-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Steve Inglis

USE OF ALL EXISTING BUILDINGS:  
Reto: 1

ADDRESS: 1313 Ouray

PHONE: 242-2541

DESCRIPTION OF WORK AND INTENDED USE:  
Interior remodel, floor reconstr.; wall removal  
wall constr. No change in use

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

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**FOR OFFICE USE ONLY**  
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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: \_\_\_\_\_

*Interior remodel  
change in use*

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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 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: July 11, 1990

APPROVED BY: [Signature]

[Signature] SIGNATURE