

DATE SUBMITTED: 2/2/90

PERMIT # 35028

FEE N/A

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 431 Colo

SQ. FT. OF BLDG: 2300

SUBDIVISION: CONVA 1st

SQ. FT. OF LOT: 25 X 125

FILING # _____ BLK # 125 LOT # 8

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143 28 010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Mel Speakman

USE OF ALL EXISTING BUILDINGS:
Retail

ADDRESS: 2753 Unawap

PHONE: 242-5764

DESCRIPTION OF WORK AND INTENDED USE:
Build wall - Bath room - Some elec.

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

FOR OFFICE USE ONLY

ZONE: _____

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: _____

CENSUS TRACT #: _____

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: _____

SPECIAL CONDITIONS: _____

INTERIOR NO CHANGE OF USE

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: 2/2/90

APPROVED BY: [Signature]

[Signature]
SIGNATURE