

DATE SUBMITTED: 9/19/90

PERMIT # 30961
FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: ~~3230 1st St~~

SQ. FT. OF BLDG: _____

SUBDIVISION: City of G. J. Mobley Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 234

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-154-07-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: City Market Inc

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 729

offices

PHONE: 244-1053

DESCRIPTION OF WORK AND INTENDED USE:
Interior Remodel & OUT SIDE REPAIR

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: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S 37 R 47

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: Interior

CENSUS TRACT #: 9

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: change of use to offices

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: 9/19/90

APPROVED BY: Kathy Portman

Mark H. [Signature]
SIGNATURE