

DATE SUBMITTED: 7/27/90

PERMIT # 36830

FEE no change in use
no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 501 NW 450

SQ. FT. OF BLDG:

SUBDIVISION:

SQ. FT. OF LOT:

FILING # BLK # LOT #

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:
2945-262-03-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Bell Bond

USE OF ALL EXISTING BUILDINGS:
retail sales

ADDRESS: 20101 Pahque Rd, Montrose

PHONE: 249-1614

DESCRIPTION OF WORK AND INTENDED USE:
interior remodel - no change in use

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

FOR OFFICE USE ONLY

ZONE: H O

FLOODPLAIN: YES NO X

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT:

CENSUS TRACT #: 13

PARKING SPACES REQ'D:

TRAFFIC ZONE: 87

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: C.O. will not be released until all site improvements are completed

revised plan required

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: 7/27/90

[Signature]
SIGNATURE

APPROVED BY: Kathy [Signature]
C.O. Released 2/14/91 KP