

DATE SUBMITTED: 6/1/90

PERMIT # 36172

FEE 1000

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 800 Main

SQ. FT. OF BLDG: 12x12

SUBDIVISION: City

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-144-16-019

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: US West Communications

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 800 Main

Office

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

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

Brick wall - 8 feet concrete roof  
(movable)

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### FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 35 S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 41

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 2

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Concrete will be finished  
will stone wall 8 feet to keep people  
from climbing on it & because of door  
opening may extend around West side

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 6/1/90

APPROVED BY: Linda A. Hertz

Robert McClure  
SIGNATURE

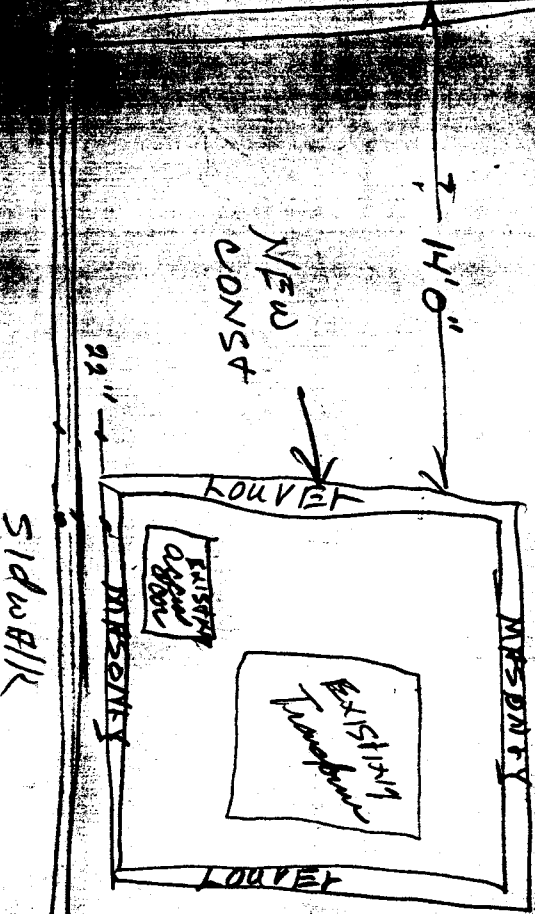
245-2938

ally

N

Existing tile floor  
800 US US west

EXISTING wall / hand rail



8' x 4'

ENTRANCE

US 6/1/90

ACCEPTED BY THE  
ANY OTHER  
DEPT. OF  
RESPONSIBLE  
LOCAL AND  
AND PROPER  
LINES.

STAKEHOLDERS MUST BE  
IDENTIFIED IN  
PLANNING  
APPLICANTS  
TO PROPERLY  
IDENTIFY EASEMENTS  
AND PROPER

APPLICANTS  
DEPT. OF  
RESPONSIBLE  
LOCAL AND  
AND PROPER LINES.

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DEPT. OF  
RESPONSIBLE  
LOCAL AND  
AND PROPER LINES.