

DATE SUBMITTED: OCT 31, 1990

11/5/90

PERMIT # 37324

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 401 No ave

SQ. FT. OF BLDG: ~ 30 x 60

SUBDIVISION: Grand Junction

SQ. FT. OF LOT: _____

FILING # _____ BLK # B LOT # 1,2,3

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-142-04-019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
two buildings

PROPERTY OWNER: Bill Milon's

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 401 No ave

PHONE: 242 6327

DESCRIPTION OF WORK AND INTENDED USE:

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

Tenant Finist
Interior Remodel - change in use from retail liquor to professional office

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: ONE space per 300 sq ft of Gross Floor Area

CENSUS TRACT #: 3

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: SS

SPECIAL CONDITIONS: _____

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: 10-31-90

Delbert McClure
SIGNATURE

APPROVED BY: [Signature]