

DATE SUBMITTED: 4/19/90

PERMIT # 35702

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 555 N Ave.

SQ. FT. OF BLDG: 3800

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-142-05-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Reg Sanjose

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 555 N Ave.

PHONE: 248-2845

DESCRIPTION OF WORK AND INTENDED USE:
Change in Use - Motel to Offices

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-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 1/2 S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 11

TRAFFIC ZONE: 26

LANDSCAPING/SCREENING:
Interior Demodel only

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 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: 4/19/90

APPROVED BY: B. Darlington
OK KGM

[Signature]
SIGNATURE