

DATE SUBMITTED: 9/19/90

PERMIT # 36962

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2830 N. Ave

SQ. FT. OF BLDG:

SUBDIVISION: Eastgate Shopping Center

SQ. FT. OF LOT:

FILING # BLK # 1 LOT #

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-073-17-001

1

PROPERTY OWNER: DAMBA Corp. NV

USE OF ALL EXISTING BUILDINGS:

ADDRESS: C/O Bann & Co
1015 N 7th St 81501

Shopping center

PHONE:

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.

Interior Remodel

FOR OFFICE USE ONLY

ZONE: C-7

FLOODPLAIN: YES NO X

SETBACKS: F S Interior remodel

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: Interior remodel

CENSUS TRACT #: 6

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Interior remodel - no change in use

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 Porter

Mark H. [Signature]
SIGNATURE