

DATE SUBMITTED: OCT 18, 1990

PERMIT # 37168

FEE No Fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 610 Road

SQ. FT. OF BLDG: 4500±

SUBDIVISION: G.J.

SQ. FT. OF LOT: 50' X 125'

FILING # _____ BLK # 94 LOT # 27 & 28

NUMBER OF FAMILY UNITS: NONE

TAX SCHEDULE NUMBER:
2945-143 - 07 - 007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: UNIT FIRST M+9

USE OF ALL EXISTING BUILDINGS:
OFFICE

ADDRESS: 610 Road

PHONE: 241 4453

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.

remodel interior

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: _____

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 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: OCT 18, 1990

APPROVED BY: [Signature]

[Signature]

SIGNATURE