

DATE SUBMITTED: 5/13/91

PERMIT # 38656

FEE 0

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 425 N 10th St

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-141-40-971

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Mesa Develop Svc

USE OF ALL EXISTING BUILDINGS:
Developmental Services

ADDRESS: 425 N 10th St, 60

PHONE: 243-3702

DESCRIPTION OF WORK AND INTENDED USE:
Interior Remodel no
change in use

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

FOR OFFICE USE ONLY

ZONE: RMF-64

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 2

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: Interior Remodel

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.

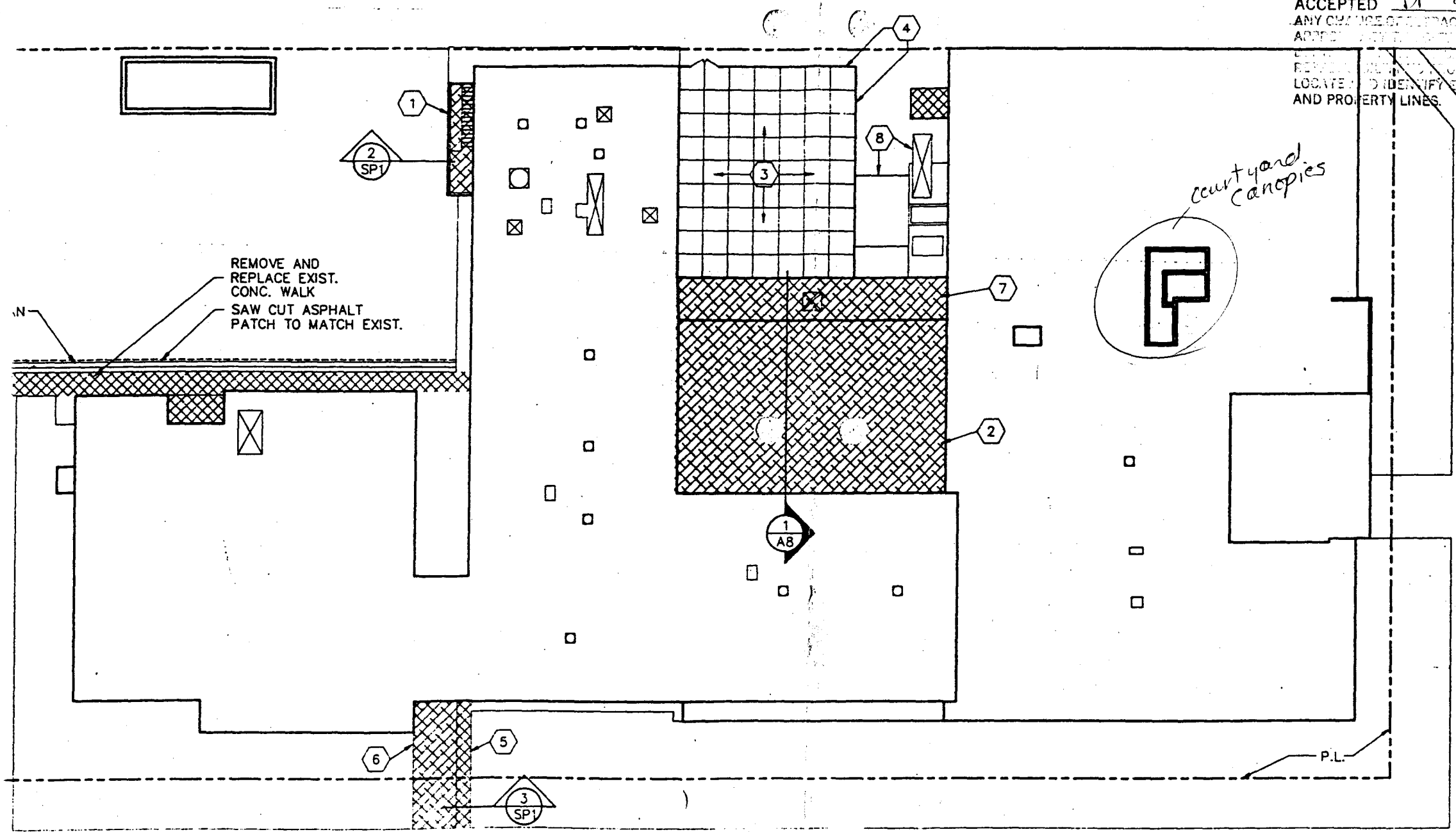
APPROVED: 5/13/91

[Signature]
SIGNATURE

APPROVED BY: B. Paulson

ACCEPTED BP 5/3/91

ANY CHANGE OF TRACKS MUST BE APPROVED BY THE ENGINEER. REVISIONS TO BE OPENLY LOCATED AND IDENTIFY EASEMENTS AND PROPERTY LINES.



REMOVE AND REPLACE EXIST. CONC. WALK
SAW CUT ASPHALT PATCH TO MATCH EXIST.

courtyard canopies

P.L.