

DATE SUBMITTED: 2-12-91

PERMIT # 37919

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 145 N. 4TH

SQ. FT. OF BLDG: 6180

SUBDIVISION: GRAND Jct.

SQ. FT. OF LOT: 9,870

FILING # _____ BLK # 102 LOT # 11-16

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-143-15-005

1

PROPERTY OWNER: Home Loan & Investment

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 145 N. 4TH

OFFICE SPACE

PHONE: 242-4354

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.

ADD 1164 SQ' TO EXISTING OFFICES

FOR OFFICE USE ONLY

ZONE: C2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 24

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: _____

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.

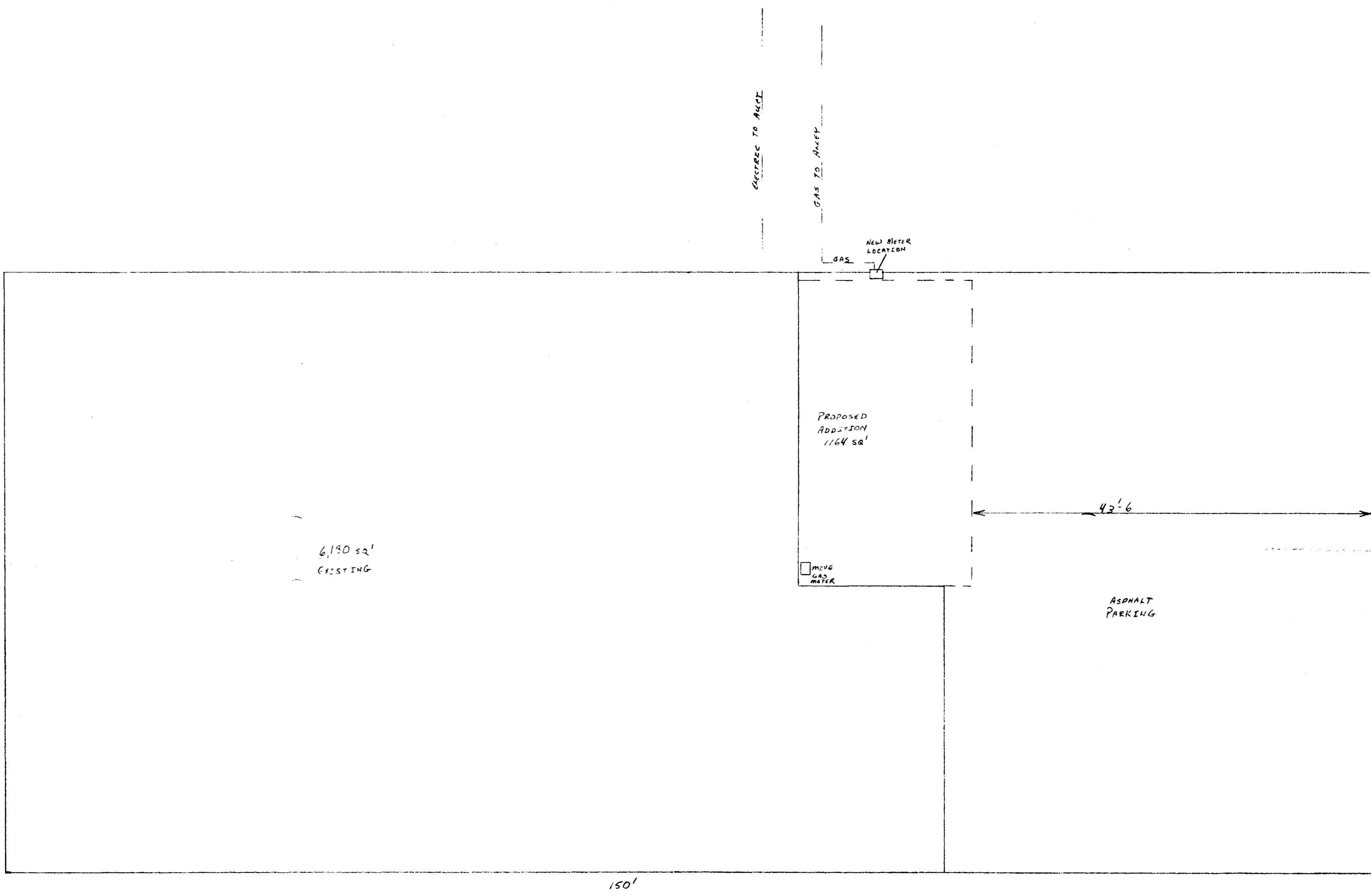
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 2-13-91

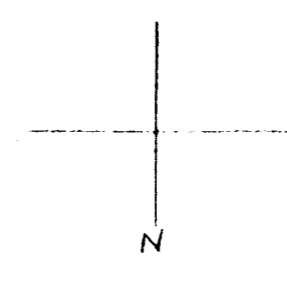
APPROVED BY: Val Lowery

Robert H. Kunkel
SIGNATURE

cb Dave Thornton 5/10/91



ROAD



Hilgenfeld Construction
FOR ALL YOUR BUILDING NEEDS
P.O. Box 1131 • 683 25 Road
Grand Junction, CO 81502
(303) 243-4048



HOME LOAN & INVESTMENT - ADDITION		
SCALE	DRAWN BY	
1/4" = 1'-0"	REVISOR	
DATE	APPROVED BY	DRAWING NUMBER
1-21-91		1-4