

DATE SUBMITTED: 10 June 1991

PERMIT # 38969

FEE No charge

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 418 S. 7th

SQ. FT. OF BLDG: 5,000

SUBDIVISION: Grand Junction

SQ. FT. OF LOT: 7,000

FILING # \_\_\_\_\_ BLK # 150 LOT # 6 & 7

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945 144 43 003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
3

PROPERTY OWNER: Lighthouse Gospel

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 418 S. 7th

Thrifty shop

PHONE: 243-4230

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel

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: I-1

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F \_\_\_\_\_ S / R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: per attached plan

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Interior remodel only

\*\*\*\*\*  
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.

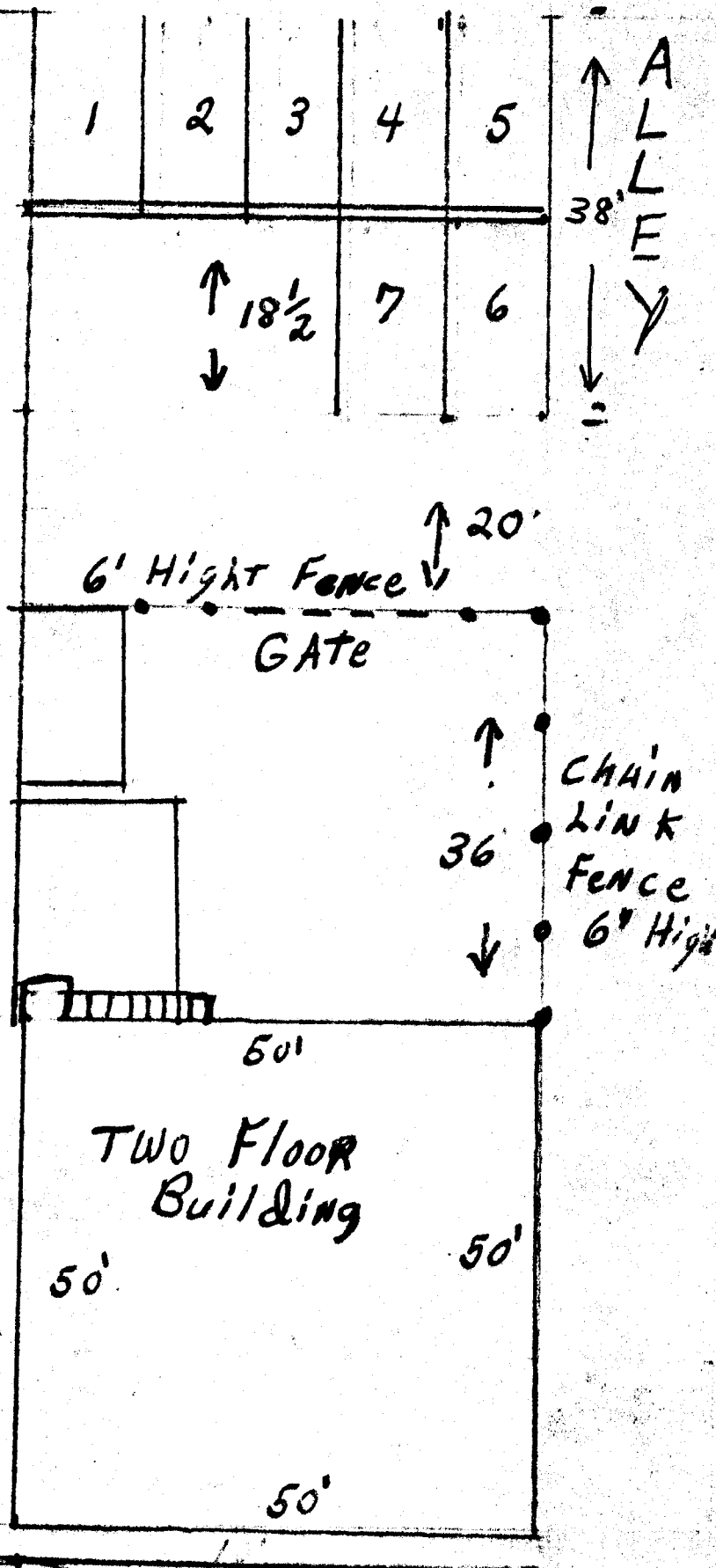
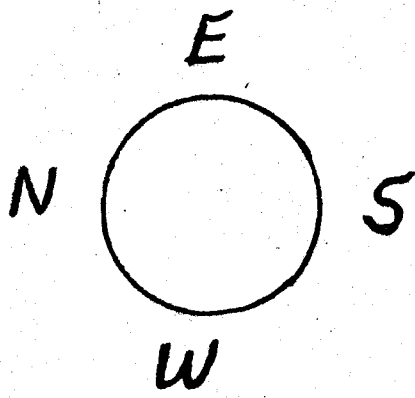
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/10/91

APPROVED BY: Kristen K. Albeck

[Signature]  
SIGNATURE

ALLEY



DITKIN

ACCEPTED KKA 6/10/91  
 ANY CHANGE OR SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

7th St So.