

DATE SUBMITTED: 8/26/91

PERMIT NO. 39595

FEE \$ No Charge

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 444 GRAND MESA AVE

SQ. FT. OF BLDG: 6000

SUBDIVISION: Mood Days

SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. 34 LOT NO. 5647

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945233-14-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: T & B Inc.

USE OF EXISTING BUILDINGS: Commercial (Billiard Parlor, Warehouse & Young People AA)

ADDRESS: Box 711, Grand Junction Co.

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR REMODEL FOR WOODWORKING SHOP

TELEPHONE: 245-6228

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES ___ NO X

SIDE _____ REAR _____

CENSUS TRACT: 13

MAXIMUM HEIGHT _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

N/A Interior Remodel

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

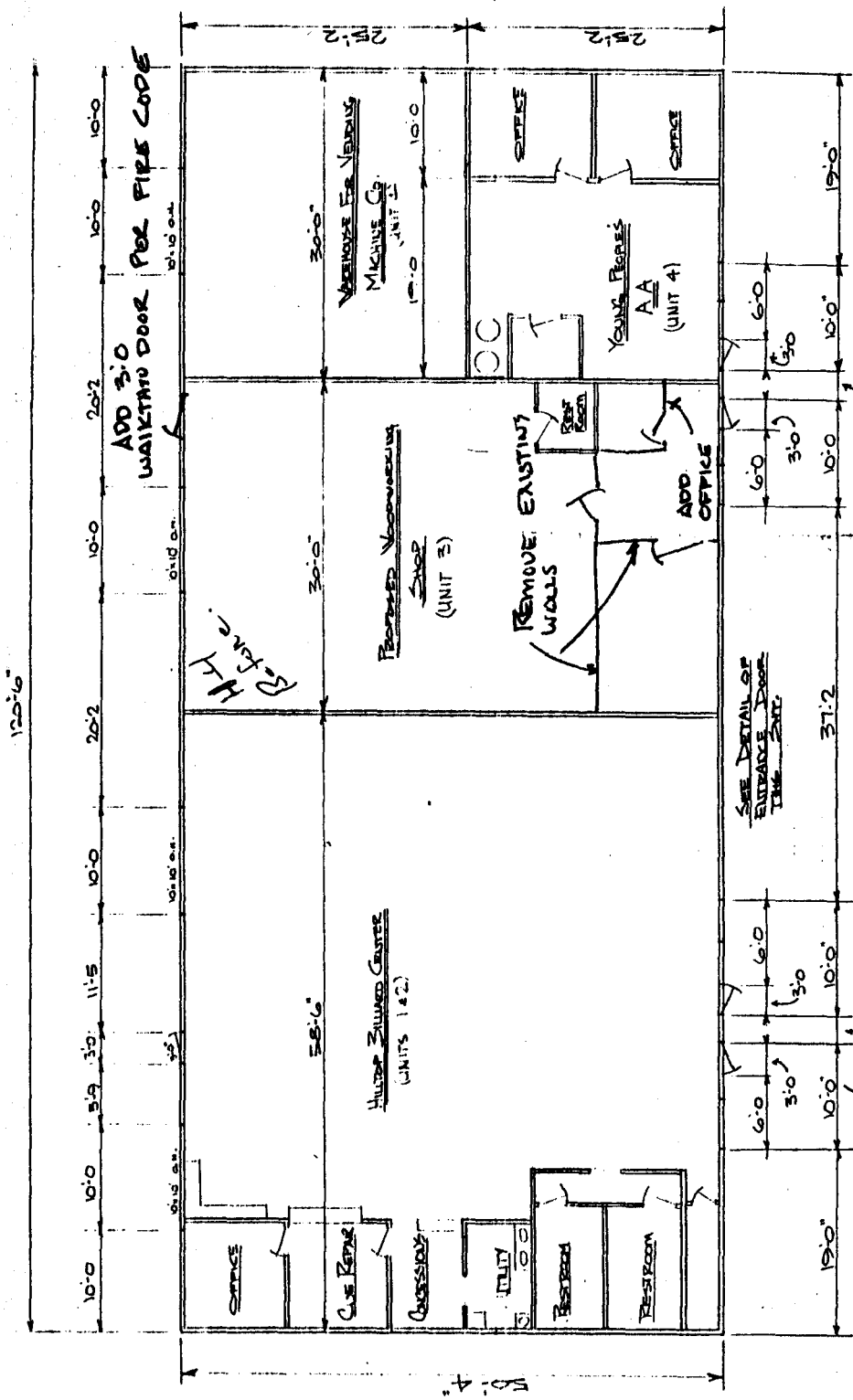
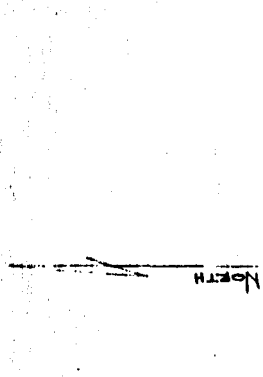
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Walter K. ...
Department Approval
8/26/91
Date Approved

Robert ...
Applicant Signature
8-26-91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).



ACCEPTED *KKA* 8/26/92'S
 ANY CHANGES MUST BE APPROVED BY THE TRAINING DEPT. OF THE APPLICANT'S RESPECTIVE AGENCY PROPERLY LOCATED ON THE LINES AND THE LINES.

COMMERCIAL BLDG - 444 GRAND MESA AVE.
 NOTE: UNITS 3 & 4 TO BE SPRINKLERED

SEE DETAIL OF ENTRANCE DOOR THIS DATE.

TAB INC.
 BOX 711
 GRAND INDUSTRY CO
 OILSOZ

ENTIRE BLDG. TO BE SPRINKLERED

PL. 245-6228