

SUBMITTED: 5/21/91

PERMIT # 38832

FEE 0

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

REG ADDRESS: 1755 + 1765 E Main

SQ. FT. OF BLDG: 75 00

SUBDIVISION: Main St Add

SQ. FT. OF LOT: 12,500

FILING # _____ BLK # 6 LOT # 5-6+7

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-133-16-005
2945-133-16-006
2945-133-16-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Robert W. Ander egg

USE OF ALL EXISTING BUILDINGS:
Commercial

ADDRESS: 613 20 Rd Grd Jct

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
Interior 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: C-2

FLOODPLAIN: YES _____ NO ✓

SETBACKS: F 45 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____

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 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.

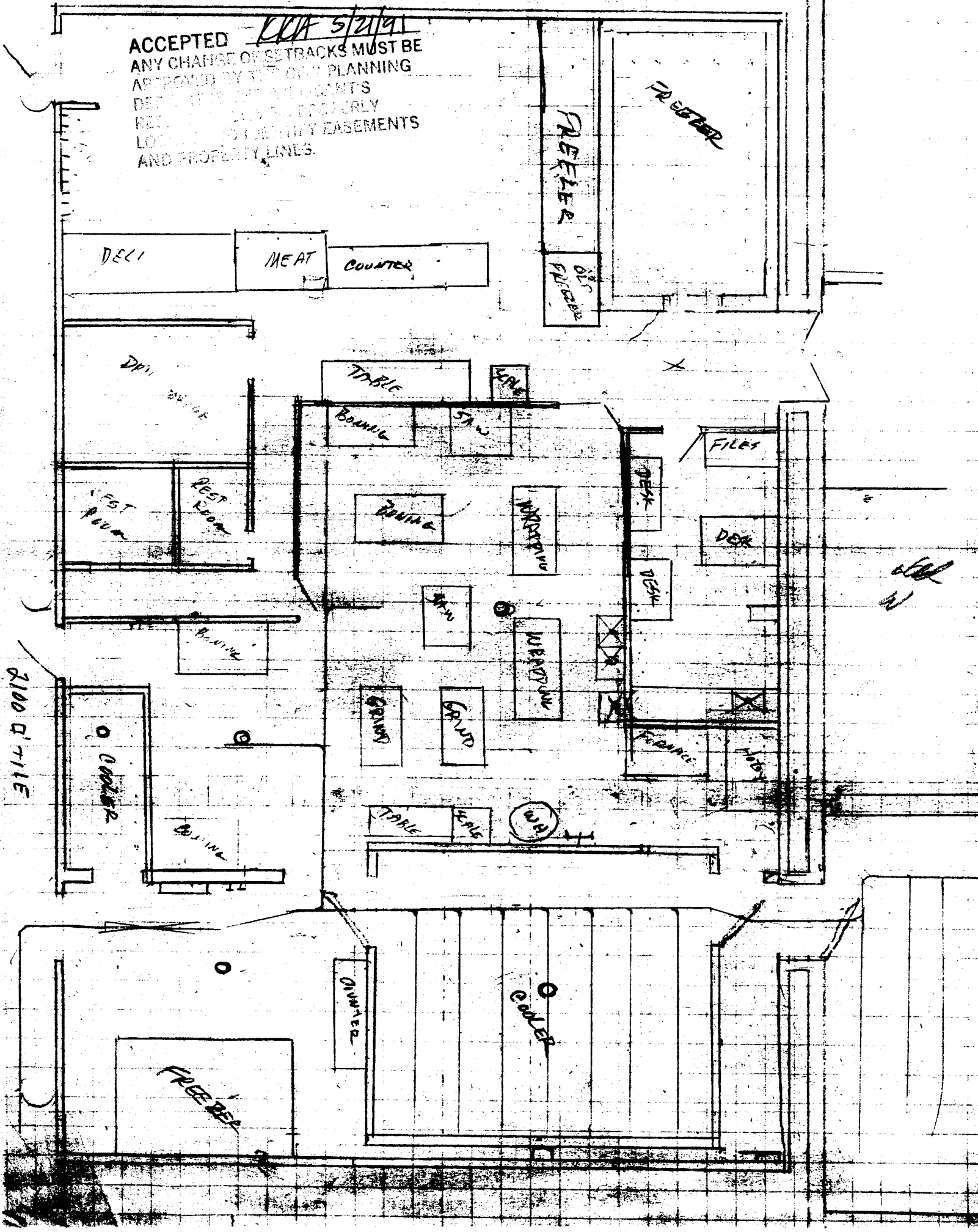
DATE APPROVED: 5/21/91

APPROVED BY: Walter J. Chubbuck

James Mullis
SIGNATURE

Handwritten signature

ACCEPTED - *KCA 5/21/91*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. ALL MOVEMENTS BEING MADE MUST BE PROPERLY LOCATED WITH REGARD TO EASEMENTS AND PROPERTY LINES.



2100 D'FILE

Handwritten initials