

DATE SUBMITTED: March 26, 91

PERMIT # 38207

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 616 NORTH Ave

SQ. FT. OF BLDG: 2400

SUBDIVISION: Hann Addition

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 1

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-113-00-066

3

PROPERTY OWNER: TERRY BOGGS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 604 NORTH Ave

Commercial

PHONE: 243-1081

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.

INTERIOR RENOVATION FOR DR OFFICE

Change in Use

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: 8

CENSUS TRACT #: 4

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: 34

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 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: March 26, 91

APPROVED BY: [Signature] (DT)

[Signature]
SIGNATURE

