

DATE SUBMITTED: 4-1-91

PERMIT # 38273

FEE

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 615 White Ave.

SQ. FT. OF BLDG: 730

SUBDIVISION: City of Grand Jct.

SQ. FT. OF LOT: 6375

FILING # BLK # 94 LOT # 445

NUMBER OF FAMILY UNITS: NA

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-143-07-001

1

PROPERTY OWNER: White Ave. Associates

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 338 G.J.

Office Space.

PHONE: 242-6262

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.

Remodel offices, Used for Offices.

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT:

CENSUS TRACT #: 3

PARKING SPACES REQ'D:

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: Interior Remodel

No Change To Use

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: April 1, 1991

APPROVED BY: [Signature]

[Signature] ^{NGSA County} Facilities
SIGNATURE