

DATE SUBMITTED: 13 July 93

PERMIT NO. 45596 ✓

FEE \$ _____

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 344 MAIN ST

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 22

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-143-15-01B

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE

OWNER DIANE OSBORN

USE OF EXISTING BUILDINGS: BOOK STORE

ADDRESS 344 MAIN ST., G.J. 81501

TELEPHONE: 242-7229

DESCRIPTION OF WORK AND INTENDED USE: ADD NON BEARING WALL

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

FOR OFFICE USE ONLY

ZONE B-3

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 35'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0 REAR 0

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 40'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

Interior Remodel - NO Change in Use

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.

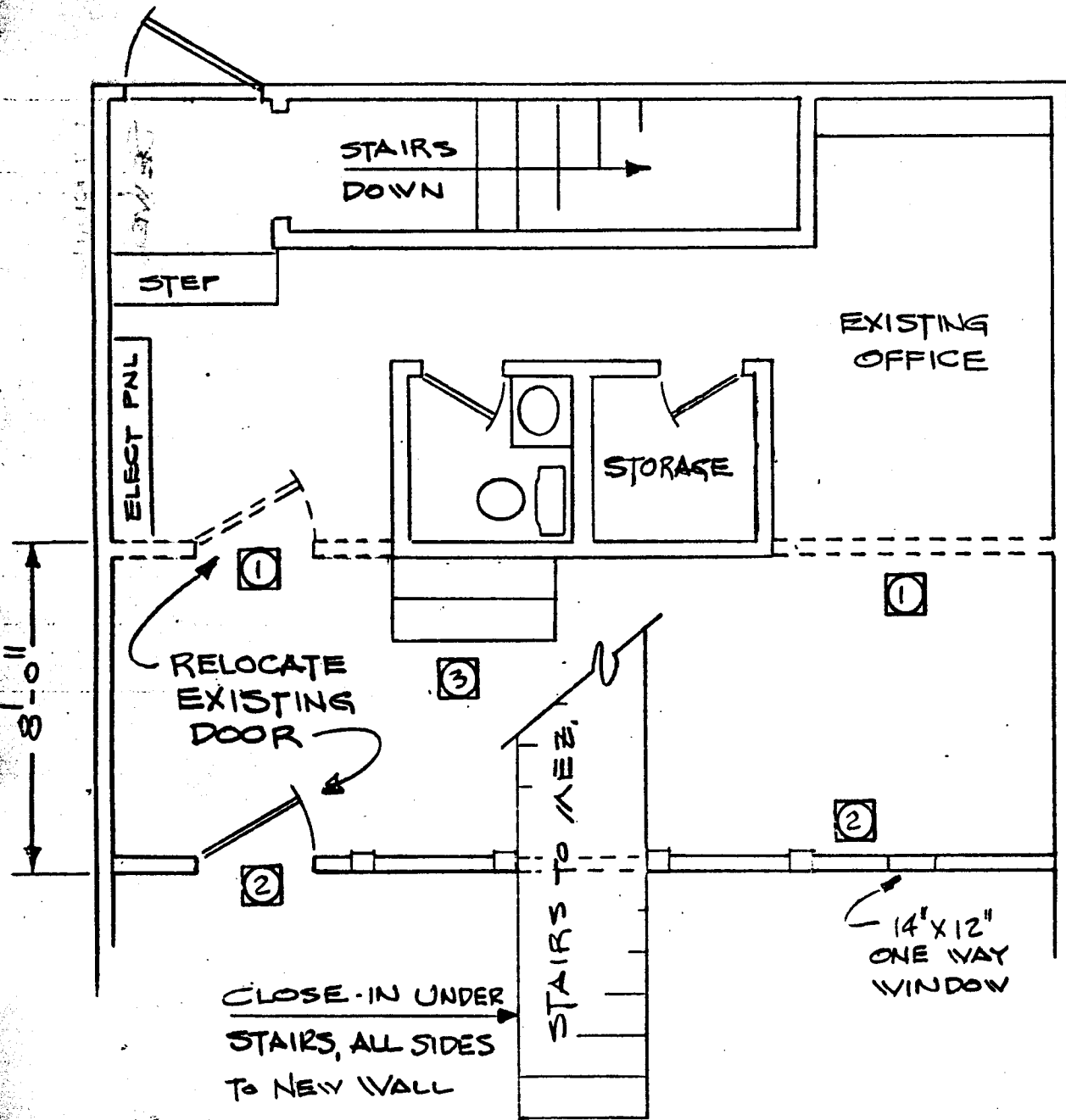
[Signature]
Department Approval

[Signature]
Applicant Signature

7-13-93
Date Approved

13 July 93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



1. REMOVE TWO EXISTING NON-BEARING PARTITIONS.
2. INSTALL TWO NEW NON-BEARING PARTITIONS WITH 2X4 @ 16" O/C & 5/8 TYPE X GYPBOARD EACH SIDE.
3. INSTALL 4' UPPER & LOWER CABINET WITH BAR SINK & GFI CONVIENCE OUTLET.

ACCEPTED Kw - 7/12/93
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Plans
Bob
 7-13-93

CONSTRUCTION UNLIMITED
 GENERAL CONTRACTORS

DRAWN BY: BOB WITHEBY 7/9/93
 SCALE: 1/4" = 1'-0"

READ/MOR BOOKS & MAGAZINES
 344 MAIN STREET, GRAND JUNCTION