

DATE SUBMITTED: 2-4-94

PERMIT NO. 47577

FEE \$ No Fee

PLANNING CLEARANCE GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 535 South 5th Street SQ. FT. OF BLDG: 24,360

SUBDIVISION _____ SQ. FT. OF LOT: 2.2 acres

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: n/a

TAX SCHEDULE # 2945-232-00-024 NO. OF BUILDINGS ON PARCEL BEFORE THIS
LAND TAX schedule # is 2945-143-44-006 PLANNED CONSTRUCTION: 1
-007

OWNER SP Telecom attn: Sanford Weible USE OF EXISTING BUILDINGS:
office and warehouse

ADDRESS 734 Main Street Grand Jct

TELEPHONE: 241-2175 DESCRIPTION OF WORK AND INTENDED USE:
Interior remodel of 1350 sq' office space.

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

FOR OFFICE USE ONLY

ZONE I-1 FLOODPLAIN NO YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____ PARKING REQ:MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

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
2-4-94
Date Approved

[Signature]
Applicant Signature
2-4-94
Date

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