

DATE SUBMITTED: 3/25/85

PERMIT # 22920  
FEE 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 97 - Power Rd SQ. FT. OF BLDG: 12' x 52'

SUBDIVISION: Redlands Water and Power SQ. FT. OF LOT: 100 x 120

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_ NUMBER OF FAMILY UNITS: ✓

TAX SCHEDULE NUMBER: 2945-164-00-266 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

PROPERTY OWNER: Louis R and Betty M Beach USE OF ALL EXISTING BUILDINGS: office

ADDRESS: 2209 NW 1st

PHONE: 243-0201

DESCRIPTION OF WORK AND INTENDED USE: Set up temp office SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F 25 S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 14

PARKING SPACES REQ'D: 3

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: as shown on attached plan

SPECIAL CONDITIONS: This is a temp. structure. This permit is valid for 1 year. It may be renewed upon request. for additional time.

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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 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.

DATE APPROVED: 3/25/85

APPROVED BY: [Signature]

Redlands Water and Power  
Louis R Beach  
SIGNATURE

N- ↑

Go/River

PEPSI PLANT

SWAMP AREA  
TO POWER HOUSE  
TO POWER DITS

Power Rd.

Willow TREE

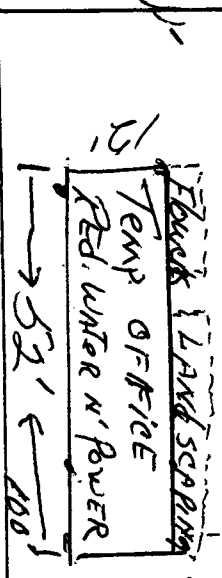
Home HOME HOME  
FILLING STATION

POINT POINT

Cedar

2945-14# 002266

Parking



(UTE) (P.S.-C.) (CITY)

WATER. Gas. SEWER

ALREADY ON SITE

Address - 197 Power Rd.

Site COMM. ZONE

Parking - 1 to 3 CARS DAYTIME  
7 to 9 CARS ONE NITE  
PER MONTH.

BRACH'S ENTERPRISES

BRACH'S PARK AREA  
Site COMM. ZONE

BRACH'S MARKET AREA

High. 340  
TO REDLAND AREA

MONUMENT THEATRE

E-

Redlands CANAL AREA