

DATE SUBMITTED: Jan 16, 1987

PERMIT # 26926

FEE n/c

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2211 2<sup>nd</sup> St

SQ. FT. OF BLDG: 990

SUBDIVISION: Bookcliff Park

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 6 LOT # 1

NUMBER OF FAMILY UNITS: n/a

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-11-04-003

PROPERTY OWNER: Dr. Edward Behan  
Dr. Patricia Morgan

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 623 26 ROAD

OFFICE

PHONE: 243 8675

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 REMODEL - OFFICE

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### FOR OFFICE USE ONLY

ZONE: B2

FLOODPLAIN: YES n/a NO \_\_\_\_\_

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: n/a internal

CENSUS TRACT #: 36

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: n/a

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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: Jan 16, 1987

  
SIGNATURE

APPROVED BY: Greg Flebbe