

DATE SUBMITTED: 7-29-87

PERMIT # 28260

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1126 Grand Ave.

SQ. FT. OF BLDG: 1162 ~~sq ft~~ <sup>as shown</sup>

SUBDIVISION: \_\_\_\_\_

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

FILING # 6 BLK # 67 LOT # 28x29

NUMBER OF FAMILY UNITS: NA

TAX SCHEDULE NUMBER:  
0945-141-42-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Helen Mills

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 1126 Grand Ave.

PHONE: 242-9087

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel 2nd Floor.

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: RMF-

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

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

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: see attached drawing

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

LANDSCAPING/SCREENING: and letter. Ms.

\*SPECIAL CONDITIONS: Parking site plan needed before CO issued

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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.

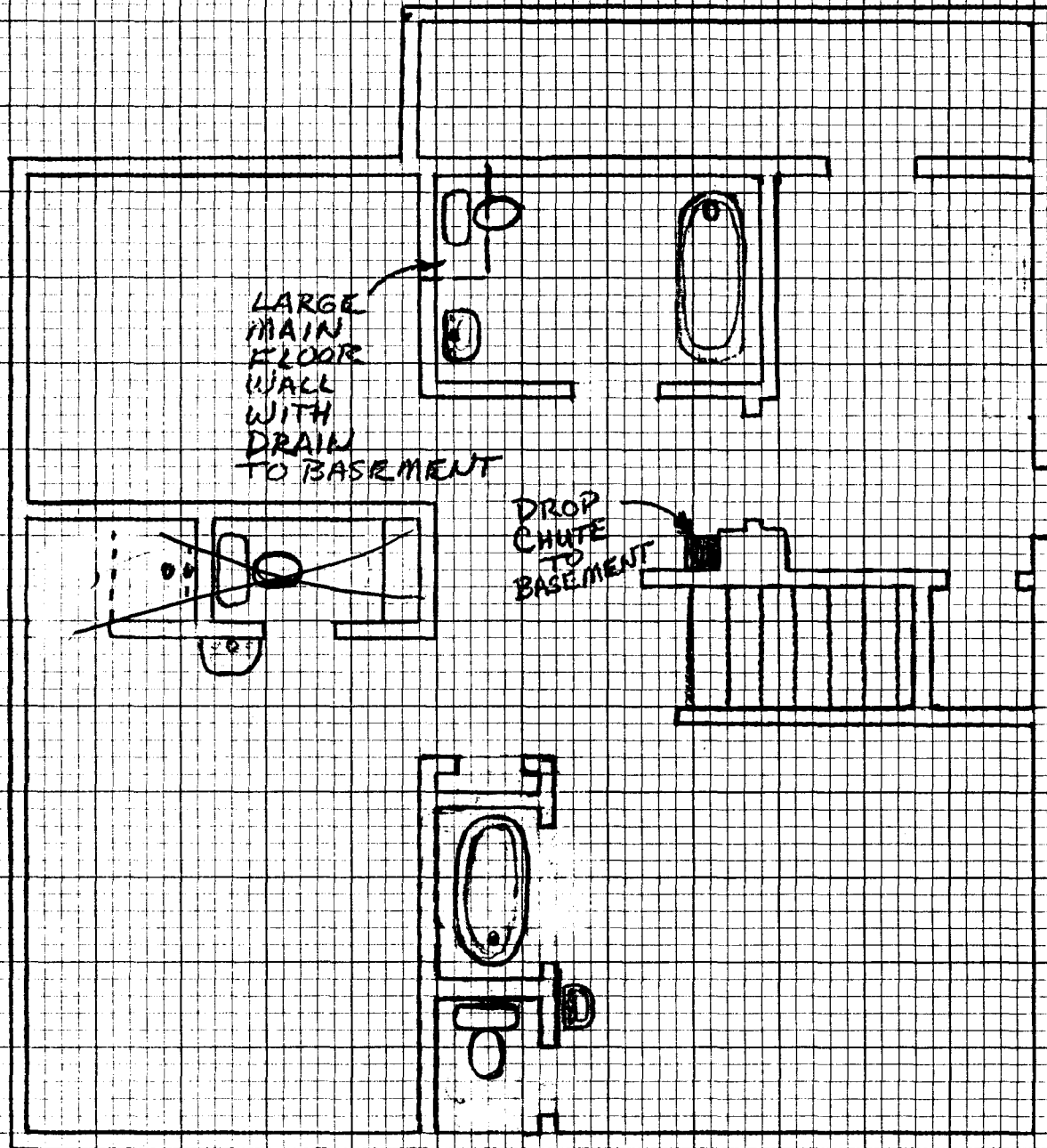
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

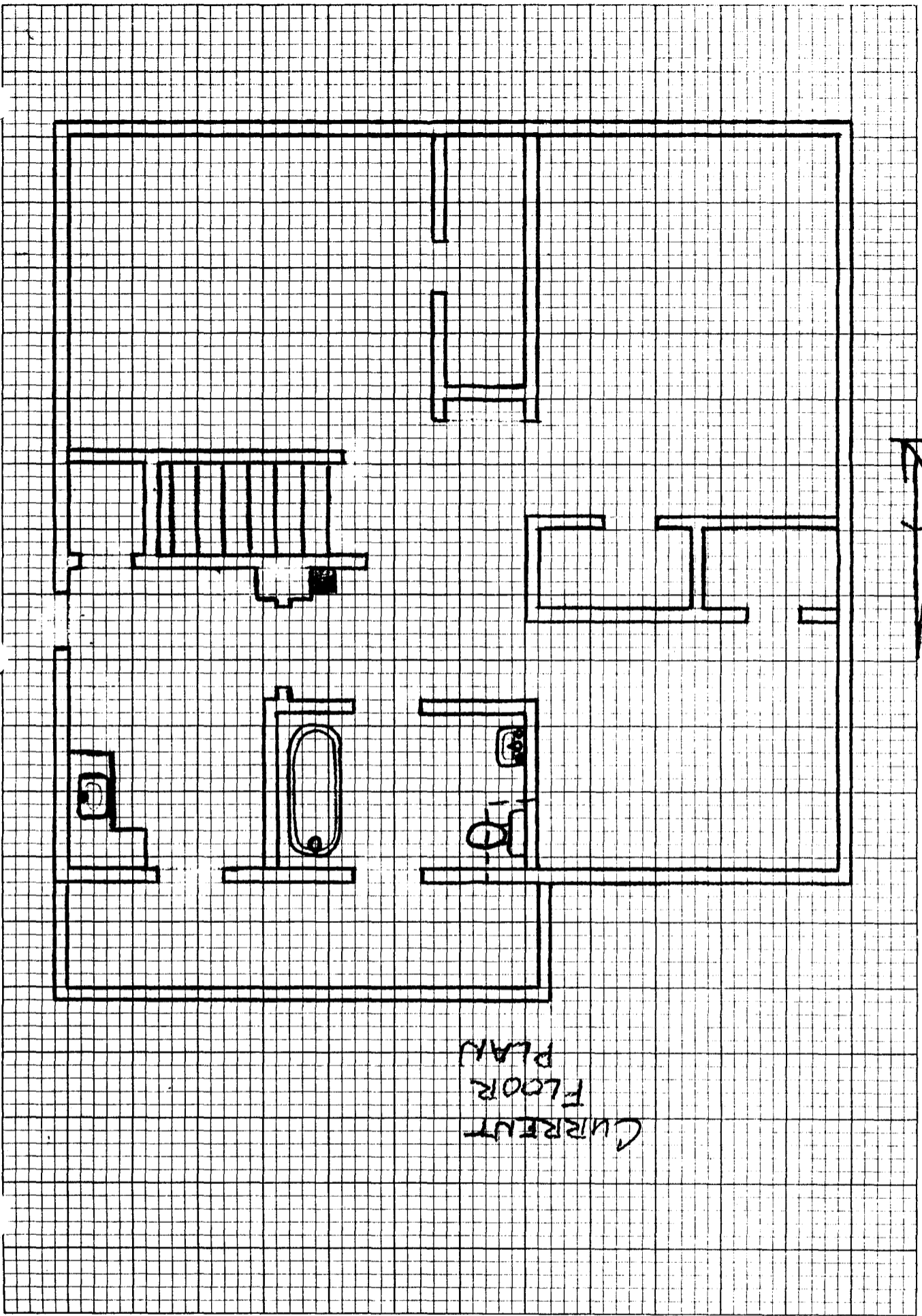
DATE APPROVED: 7-29-87

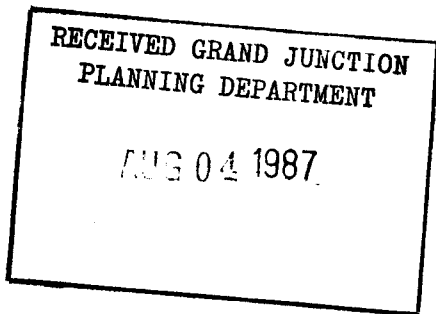
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

# PROPOSED FLOOR PLAN







Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

July 30, 1987

Ms. Helen Mills  
1126 Grand Avenue  
Grand Junction, CO 81501

Dear Ms. Mills:

After visiting your property at 1126 Grand Avenue, I don't feel that changes in the existing parking layout will be necessary at this time.

The need for future changes on the rear half of the property may be determined through observation of historical patterns, difficulties arising out of excessive on-street parking, or through complaints from neighborhood residents.

If necessary, the option we discussed (which requires the removal of some existing lawn and landscaping to provide one or two more parking spaces south of the garage) can be implemented, or use of the neighboring vacant lot may be made to provide additional spaces.

For now, our department will monitor patterns of use to see whether revisions are needed. If you agree to the above conditions wherein you will provide additional parking if requested, please sign the space below and return this letter to the Grand Junction Planning Department.

Thank you, Ms. Mills, for your cooperation, and I wish you best of luck with the "Bed and Breakfast" operation.

Sincerely,

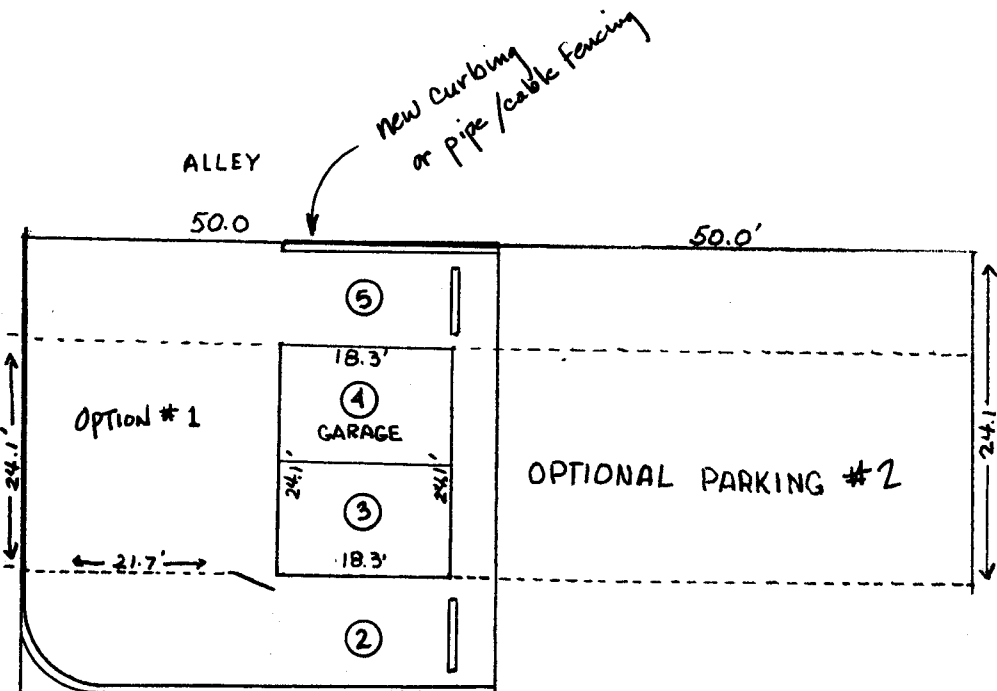
Michael E. Sutherland  
City Development Planner

MES/tt

The undersigned property owner hereby agrees to the conditions as set forth above.

Signed Helen E. Mills Date August 3, 1987

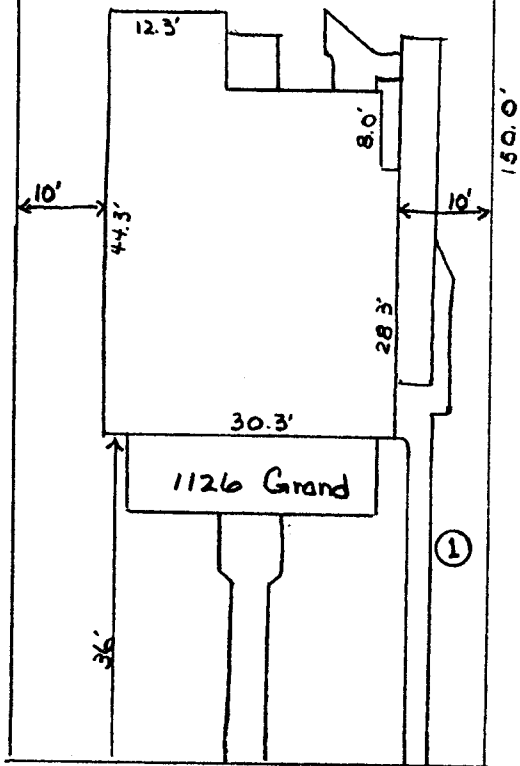
Enclosure



Option #1 - Requires the changes as shown

Option #2 - would require a signed agreement from the neighboring property owner & a plan for proper parking layout.

Mike Sutherland  
7-30-87



GRAND AVENUE