

DATE SUBMITTED: 6-12-87

PERMIT # 28222

FEE Waved

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 750 Main Street

SQ. FT. OF BLDG: \_\_\_\_\_

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

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:  
1945-144-17-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

ONE

PROPERTY OWNER: Mesa County

USE OF ALL EXISTING BUILDINGS:

ADDRESS: ~~133~~ 559 White Avenue

OFFICES

PHONE: 244-1601

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel of existing 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: B-3

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

SETBACKS: F n/a S - R -

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

MAXIMUM HEIGHT: existing

CENSUS TRACT #: 2

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\* 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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

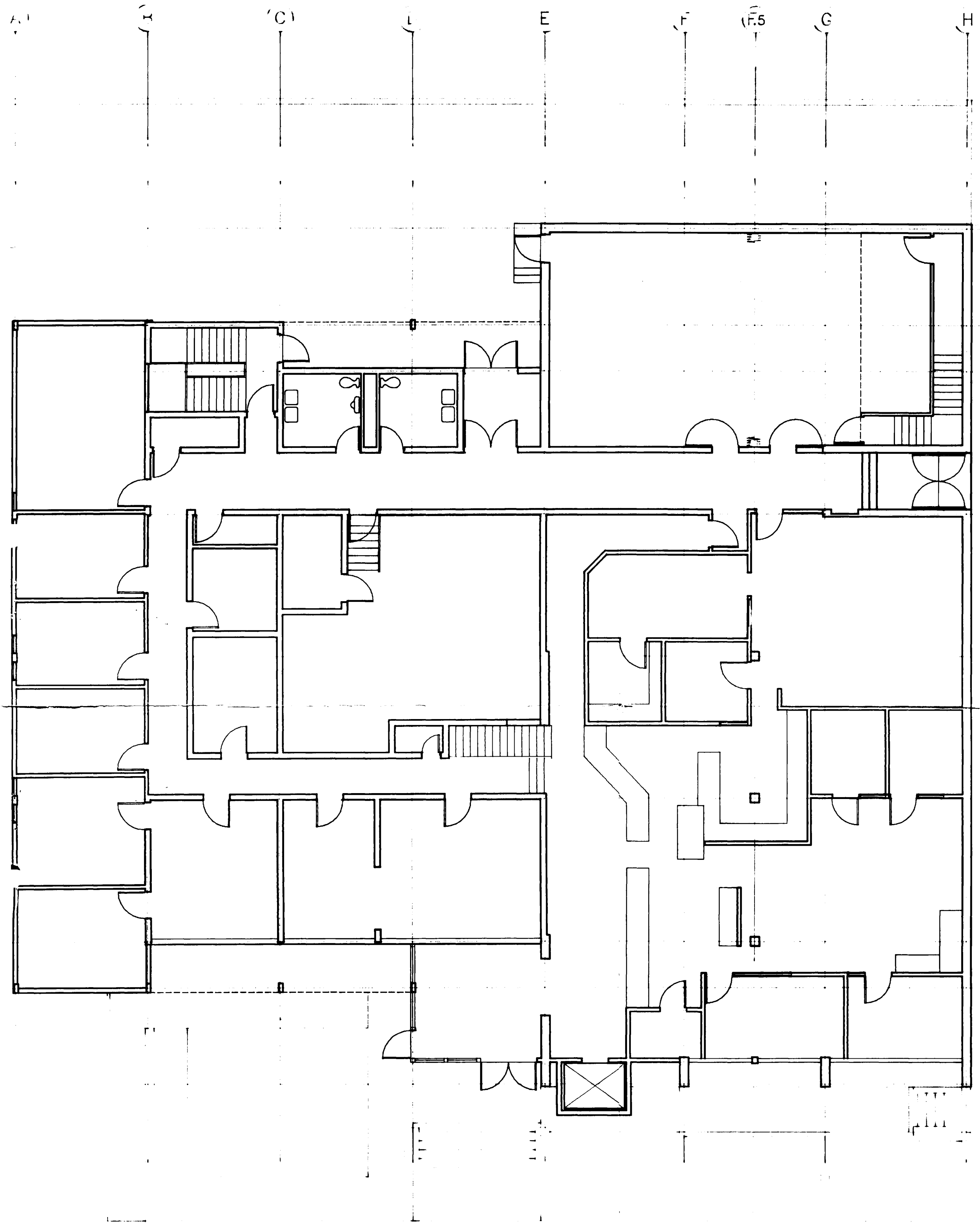
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6-15-87

APPROVED BY: Mike Suthel

Ray A. Anderson  
SIGNATURE

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DILLON HUNT P.C. / ARCHITECTURE AND PROJECT MANAGEMENT  
1004 GRAND AVENUE • GRAND JUNCTION COLO 81501 • (303) 245-7383

PROJECT NO.  
DRAWN BY  
DATE ISSUED  
REVISIONS

SHEET NO.

OF DWGS