

C.O. issued 9/20/88 (2/25/88)

DATE SUBMITTED: 2-22-88

PERMIT # 29556

FEE \$50⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 861 Grand

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-144-04-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
(2)

PROPERTY OWNER: Carl Bloom

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 861 Grand Ave

Bed & Breakfast & Res

PHONE: _____

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:

Repairs - Bed & Breakfast
Change of Use

FOR OFFICE USE ONLY

ZONE: _____

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

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: 2-22-88

APPROVED BY: Linda

[Signature]
SIGNATURE

ROBERT D. JENKINS/AIA
ARCHITECT

September 18, 1987

Mr Karl Metzner
Grand Junction City Planning
City Hall
5th & Rood Ave
Grand Junction, Co 81501

RE: 861 Grand Ave
Bed & Breakfast by
Teresa & Carl Bloom

Karl:

In confirmation of our conversation on Friday, September 11, 1987, the existing buildings and site located at 861 Grand Ave, Grand Junction, have been determined appropriate by the Grand Junction Planning Department for a Bed & Breakfast occupancy, without modification to building location or parking.

Modifications to the primary structure, required by the Grand Junction Building Department, will be completed by the owners prior to occupancy.

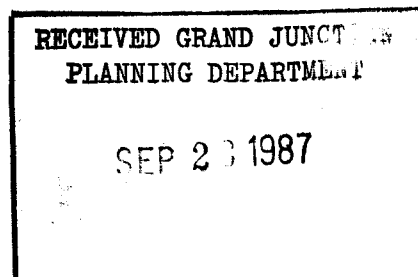
We appreciate your attention to the special needs of this building use, and for your help in the approval process.

Thank you.



Robert D. Jenkins/AIA

cc: Teresa & Carl Bloom
Ward Scott



620 MAIN STREET / P.O. BOX 121 / GRAND JUNCTION, COLORADO 81502 / (303) 243-7340