

DATE SUBMITTED: 9-7-88

PERMIT # 31198

FEE AC

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1060 ORCHARD AVE

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

SUBDIVISION: Kister Add. Sub

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

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-111-12-001

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

PROPERTY OWNER: Doctors Clinic Bldg

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Same

professional offices

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:  
interior remodel

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FOR OFFICE USE ONLY

ZONE: RMF 64

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

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

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

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

CENSUS TRACT #: 5

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: interior remodel - no change in use

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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 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: 9/7/88

APPROVED BY: Kathy Postma

Bill Leaves  
SIGNATURE