

DATE SUBMITTED: 4/21/89

PERMIT # 33290

FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 337 N. 7th

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

DIVISION: City

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

FILING # \_\_\_\_\_ BLK # 83 LOT # 11, 12, 13

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-144-06-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
0 (1 11)

PROPERTY OWNER: The Grand Junction Co

USE OF ALL EXISTING BUILDINGS:  
4 Unit Apartment converted to office

ADDRESS: 337 North 7th Street

PHONE: 243 7575

DESCRIPTION OF WORK AND INTENDED USE:  
relocate front walk/parking  
front 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 B-1

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

SETBACKS: F 45' S 0' R 0'

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 1

PARKING SPACES REQ'D: 1 space / 300 sq ft Gross Area

TRAFFIC ZONE: 2/2

LANDSCAPING/SCREENING: 50% of required  
front and setback shall be landscaped  
existing landscaping is adequate

SPECIAL CONDITIONS: Parking for  
residential → parking spaces for  
dwelling unit

\*\*\*\*\*  
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.

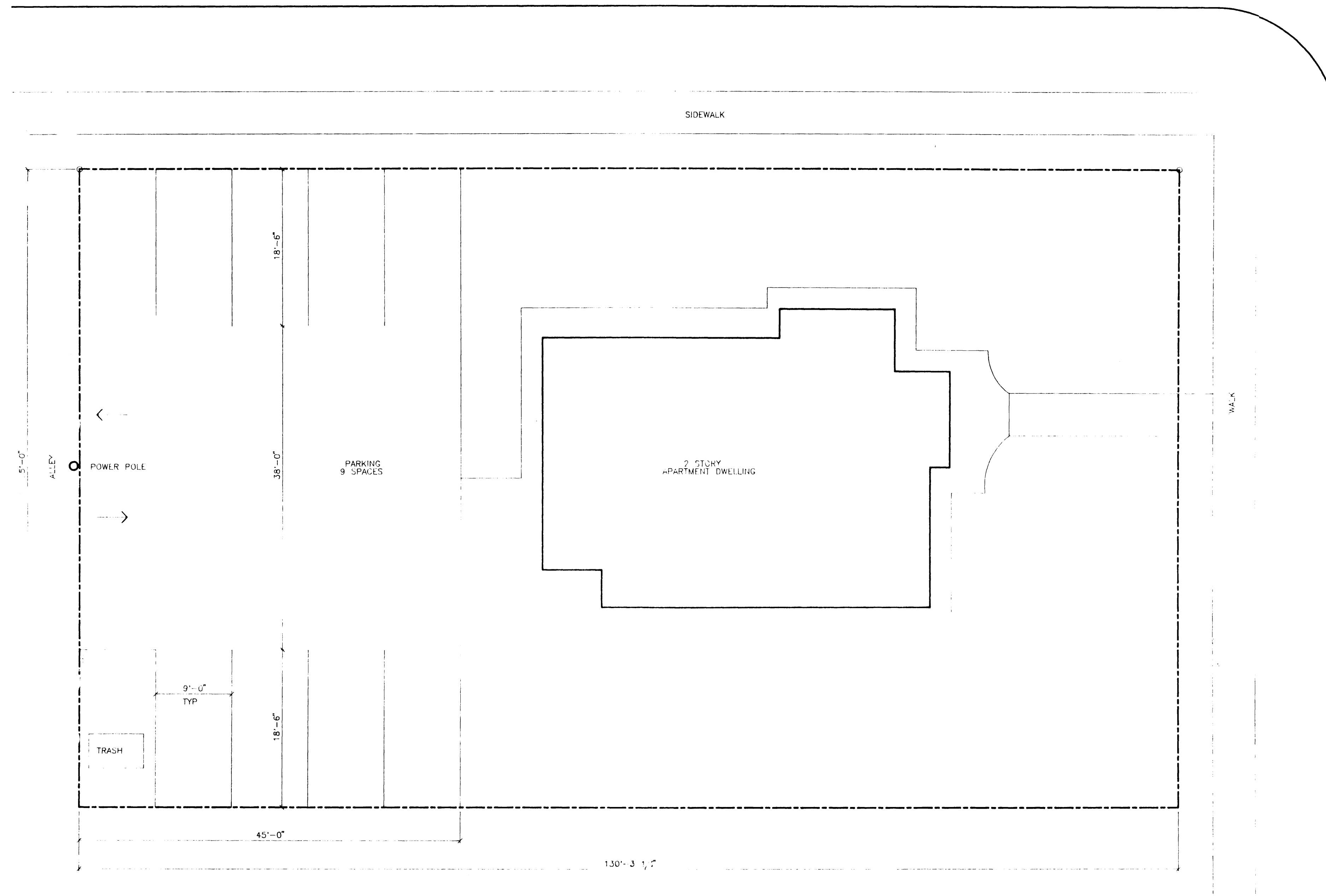
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

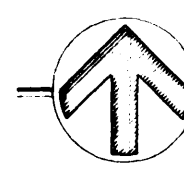
DATE APPROVED: 6/27/89

APPROVED BY: Andi Wetzler

(Signature)  
SIGNATURE

GRAND AVENUE



 **PLOT PLAN**  
1/8" = 1'-0"

*6/27/89*

1800 2437 900  
**ROBERT D. JENNINGS**  
 ARCHITECT  
 420 MAIN ST.  
 GRAND JUNCTION, COLORADO

**MAYO RESIDENCE**  
 Grand Junction, Colorado

|               |      |
|---------------|------|
| JOB NUMBER    | DATE |
| 855800        |      |
| DRAWN BY      |      |
| RSJ/DW        |      |
| CHECKED BY    |      |
| RSJ           |      |
| REVISED BY    |      |
| DATE OF ISSUE |      |
| 06/22/89      |      |
| SHEET         |      |
| <b>A1</b>     |      |
| OF            |      |
| 2             |      |