

DATE SUBMITTED: 11/6/90

PERMIT # 37506

FEE no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2523 PATTERSON ED.

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

SUBDIVISION: Westgate Park No. 2

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

FILING # 2 BLK # 2 LOT # 1-4

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

TAX SCHEDULE NUMBER:  
2945-102-13-942

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: SCHOOL DIST. #51

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2115 GRAND AVE.

Offices

PHONE: 245-2422

DESCRIPTION OF WORK AND INTENDED USE:  
INTERIOR REMODELING FOR OFFICES

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: C-2

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

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

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

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

PARKING SPACES REQ'D: Interior

CENSUS TRACT #: 4

LANDSCAPING/SCREENING: Remodel

TRAFFIC ZONE: 10

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

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: 11/6/90

APPROVED BY: Kathy Perkins

[Signature]  
SIGNATURE