

DATE SUBMITTED: June 12, 1991

PERMIT # 38949

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 241 GRAND suite 5
(G & G Medical)

SQ. FT. OF BLDG: 3500

SUBDIVISION: 9 & 10

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 11 & 12

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
294514302007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Remington

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 241 GRAND # 4

PHONE: 242-3136

DESCRIPTION OF WORK AND INTENDED USE:

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

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S Interior R Remodel

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: CHANGE from
(Existing)

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: Retail use to
Medical OFFICE

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.

DNE APPROVED: 6-12-91
APPROVED BY: [Signature]

[Signature]
SIGNATURE
agent for
B. B. Remington, owner

G & G 245-9054

ALEX 245-7334