

DATE SUBMITTED:

April 8, 1991

PERMIT #

38343

FEE

No Fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 241 GRAND AVE

SQ. FT. OF BLDG: 25' x 53'

SUBDIVISION: Grj

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

FILING # \_\_\_\_\_ BLK # 79 LOT # 910

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2945-143-02-006

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

PROPERTY OWNER: ~~REDACTED~~ R. REMINGTON

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3337 BERTHLEDEGE DR

COMMERCIAL

PHONE: 242-8456

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.

DRY WALL REPAIR, PAINTING - REMOVE SLIDING DOOR

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**FOR OFFICE USE ONLY**  
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ZONE: B-3

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

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

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

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

CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

*Interior Remodel  
NO change*

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: April 8, 1991

APPROVED BY: [Signature]

C. Scott Wenger

SIGNATURE