

DATE SUBMITTED: 8/12/92

PERMIT NO. 42598 ✓

FEE \$ ~~800~~ No Fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 225 N. 3rd St. 205 4th St

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

SUBDIVISION \_\_\_\_\_

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

FILING # \_\_\_\_\_ BLK # 96 LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-143-09-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Bray & Co. - Prop. Management

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 205 4th St

Office

TELEPHONE: 242-8450

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

Office Remodel

REQUIRED: Two 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: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR \_\_\_\_\_

CENSUS TRACT: 1 TRAFFIC ZONE: 42

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

PARKING REQ'MT \_\_\_\_\_

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

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

Interior Remodel No Change in Use

\*\*\*\*\*  
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

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.

[Signature]  
Department Approval

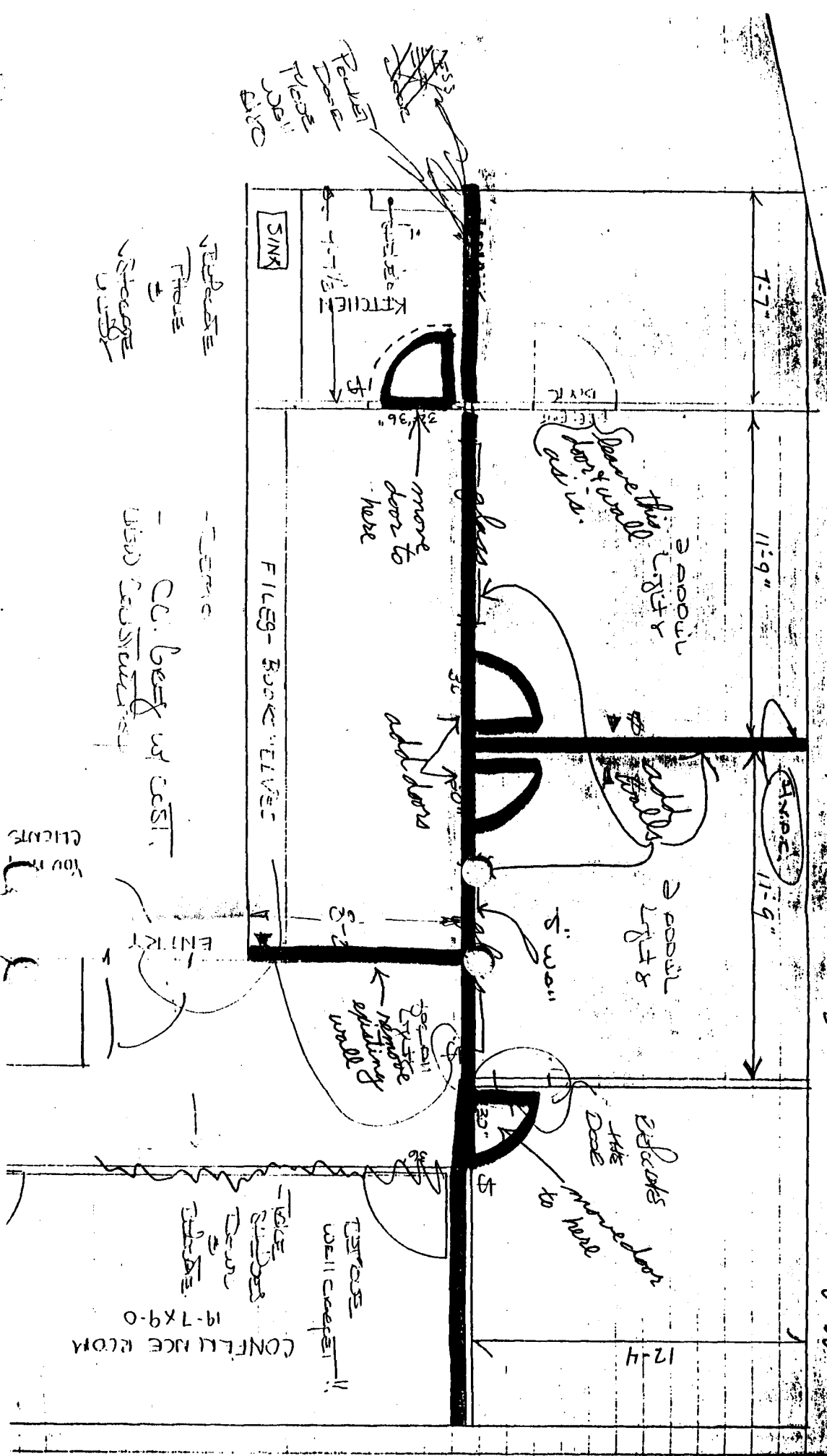
[Signature]  
Applicant Signature

Aug 12, 92  
Date Approved

8/12/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

2834  
 10807  
 Carpet to paint throughout  
 Carpet to match green in rest of office



ACCEPTED 11/9-12-92  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NEEDS  
 FLOOR  
 STORAGE  
 UNIT

FILES - BOOKS - ETC.  
 - some  
 CC. best w/ cost.  
 used construction  
 you  
 cleanup

FILES  
 BOOKS  
 ETC.  
 STORAGE  
 UNIT  
 CONFLICT ROOM  
 14-7 X 9-0