

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2530 N. 8th

SQ FT OF BLDG: 31,470

SUBDIVISION: La Villa Grande

SQ FT OF LOT: 72,135 (1.65 Ac.)

FILING # xxx BLK # xxx LOT # xxx

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER:
2945-111-16-004

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION
None

PROPERTY OWNER: Wellington IV

ADDRESS: P.O. Box 2026
Grand Junction, CO 81502

USE OF ALL EXISTING BUILDINGS:
N/A

PHONE: 242-0588

DESCRIPTION OF WORK AND INTENDED USE:

Construct new structure for a medical
office building

FOR OFFICE USE ONLY

ZONE: RMF-64

FLOOD PLAIN: YES NO

SETBACKS: F 20' S 10' R 20'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 100'

CENSUS TRACT NUMBER: _____

MAXIMUM HEIGHT: 65'

SPECIAL CONDITIONS: Separate
Sign permit required.
City Club out permit
required. All other
requirements per S.O. # 53-8.3.

PARKING SPACES REQUIRED: 105

LANDSCAPING/SCREENING: per approved
landscape plan L-1

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 (CO) 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.

M. Roy Pantoja
SIGNATURE

DATE APPROVED: 12-22-83

APPROVED BY: I. Shelton