

DATE SUBMITTED: 7/5/85

PERMIT # 23841⁶

FEE 20.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 545 25 1/2 Rd

SQ. FT. OF BLDG: 3500 sf.

SUBDIVISION: _____

SQ. FT. OF LOT: 1.46 acre

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-103-00-145

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
one

PROPERTY OWNER: Pat Felin

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 502 Riverview Dr
81503

day care

PHONE: 242-7719

DESCRIPTION OF WORK AND INTENDED USE:
day care

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: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: N/A - EXISTING STRUCTURE

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 10

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: AS SHOWN on plan

SPECIAL CONDITIONS: _____

C.O. released 9-23-85 - M.S.

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: 7/5/85

APPROVED BY: [Signature]

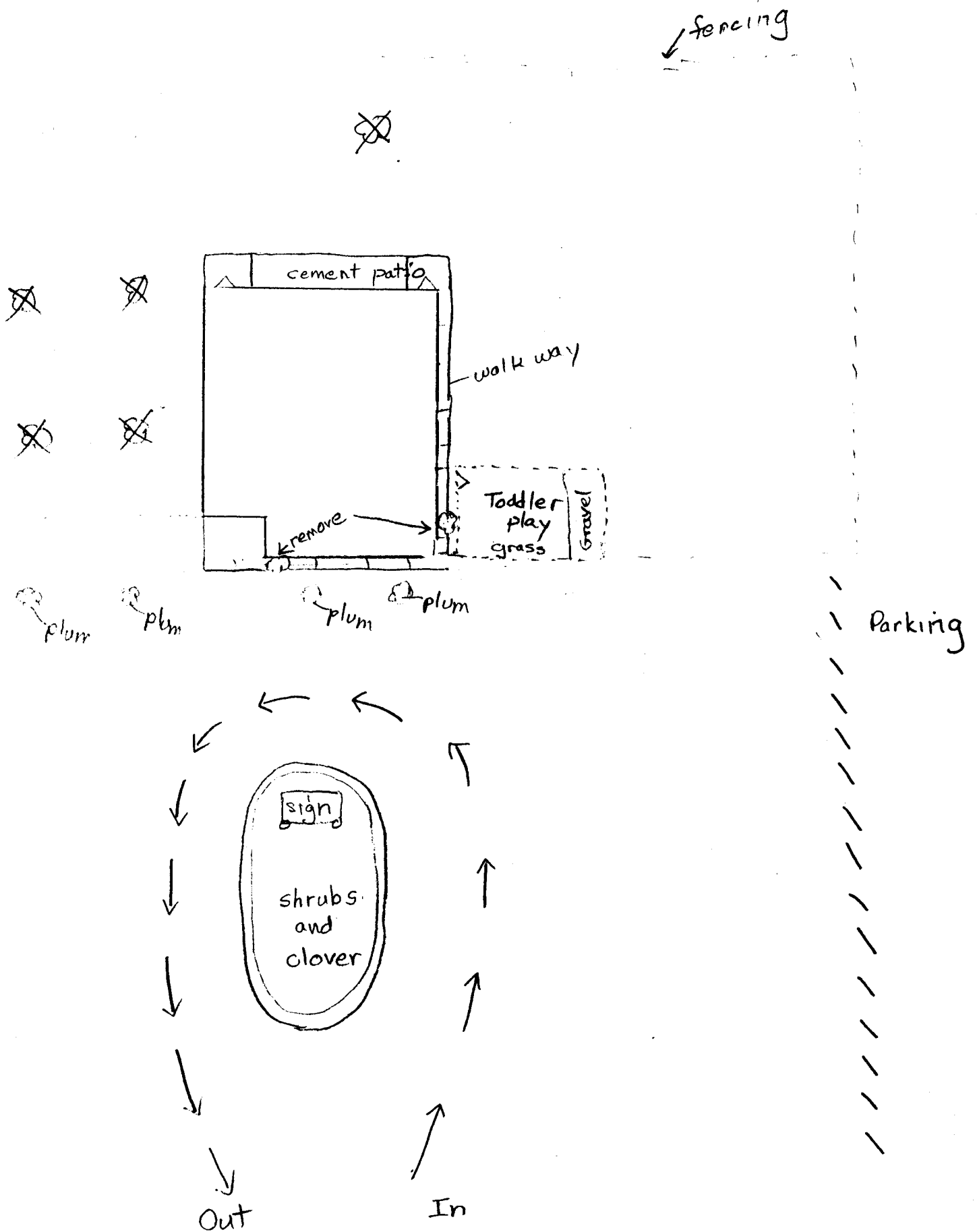
Pat Felin
SIGNATURE

Kinder Haus Children's Center

545 25 1/2 Rd GJ

Rita Felin 242-7719

~~existing tree~~



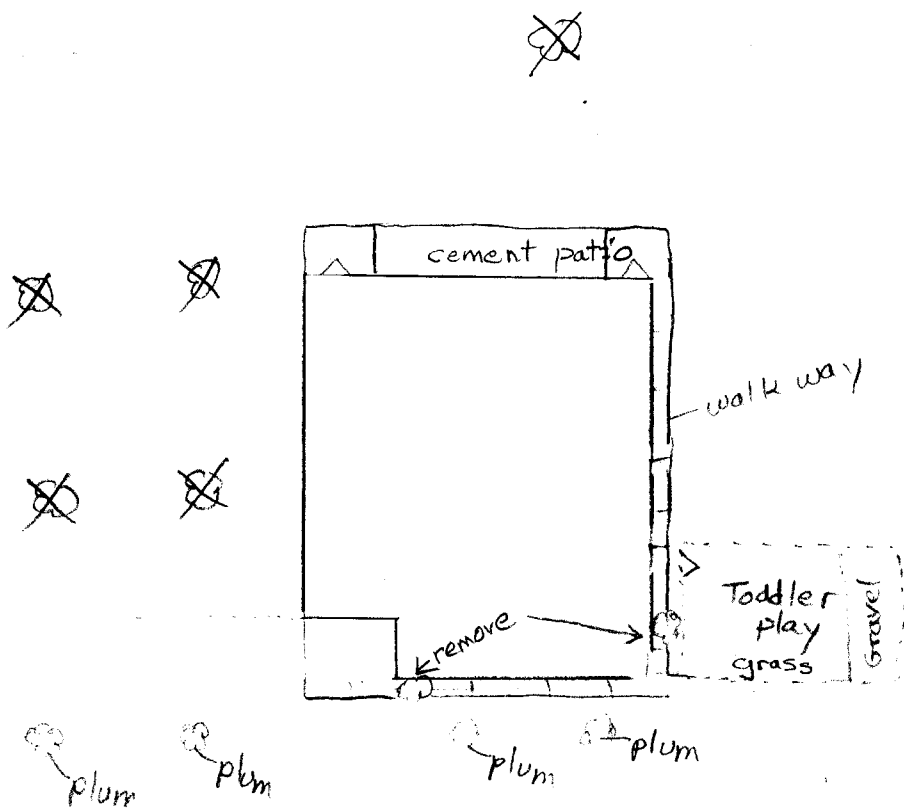
Kinder Haus Children's Center

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Pat Felin 242-7719

~~existing tree~~

fencing



Parking

