

DATE SUBMITTED: 7-10-85

PERMIT # 23756

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2689 UNAWEEP AVE.

SQ. FT. OF BLDG: 1100

SUBDIVISION: Perkins Sub 1<sup>st</sup> Add

SQ. FT. OF LOT: 27,000

FILING # 1 BLK # 05 LOT # 004

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945 261-05-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: PWP Orchard Man. Inv.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2925 North Ave #14

NONE

PHONE: 245-1911 (Bob Brattis)

DESCRIPTION OF WORK AND INTENDED USE:  
MOVE EXISTING BLDG ON GROUNDS FOR USE AS A CHAPTER HOUSE FOR PARENTS WITHOUT PARTNERS

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

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### FOR OFFICE USE ONLY

ZONE: Planned Business

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

SETBACKS: F 45' S 0' R 0'

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

MAXIMUM HEIGHT: 35'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: 16

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: as shown on site plan

SPECIAL CONDITIONS: Quitclaim deed for 3' R.O.W. easement along C Road.

C.O. released 10-7-87 see file # 15-85

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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.

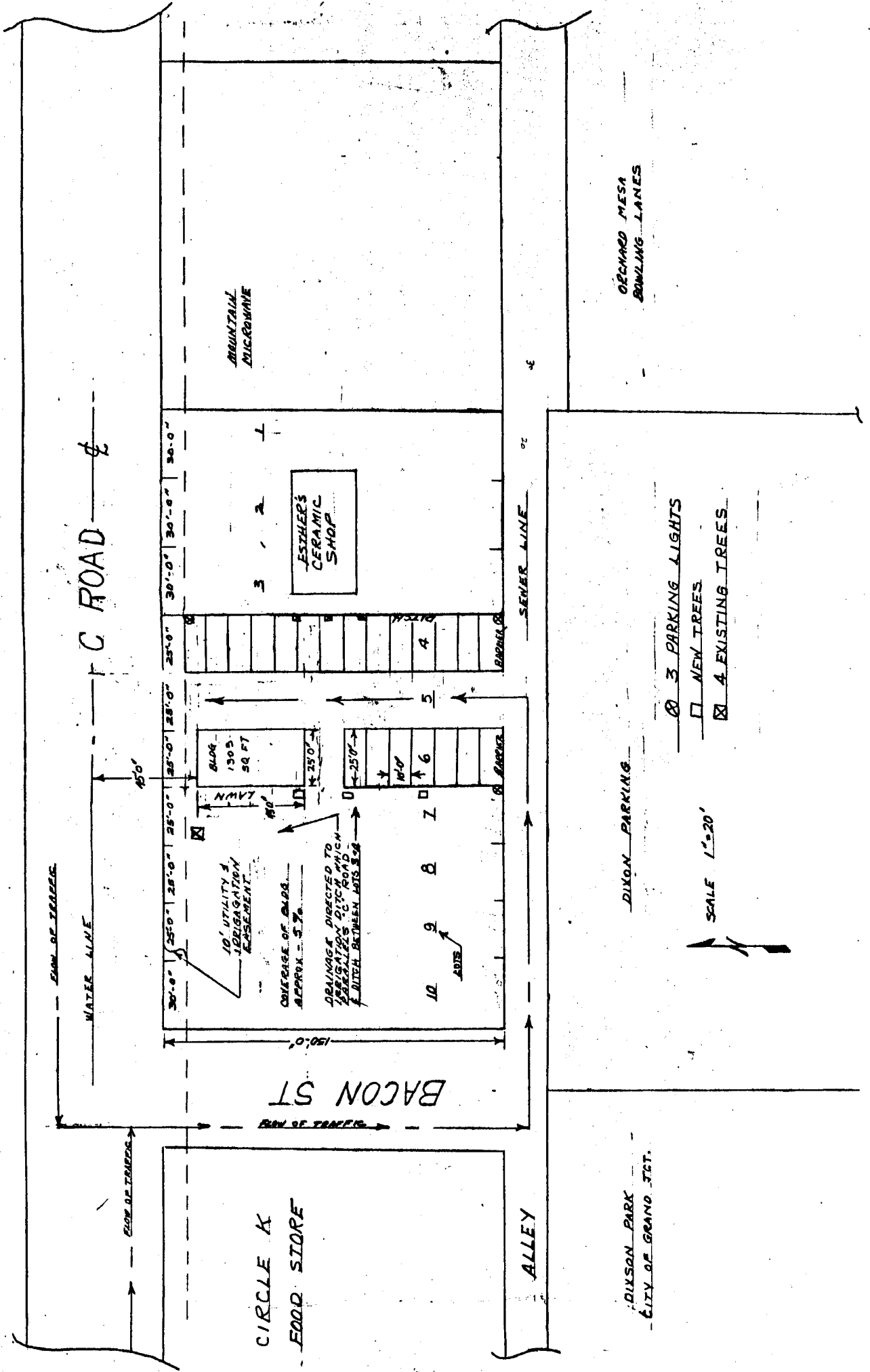
DATE APPROVED: 7-10-85

APPROVED BY: Mike Suthold

Bob Brattis  
SIGNATURE

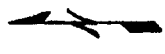
Site Plan by July 1985

FARBLAND



- ⊙ 3 PARKING LIGHTS
- NEW TREES
- ⊠ 4 EXISTING TREES

SCALE 1"=20'



O'CHARO MESA  
BOWLING LANES

DIXON PARKING

DIXON PARK  
CITY OF GRAND JCT.

CIRCLE K  
FOOD STORE

BACON ST

ESTHER'S  
CERAMIC  
SHOP

MOUNTAIN  
MICROHOME

C ROAD

SEWER LINE

ALLEY

SEW. OF TRADES

WATER ALIEN

SEW. OF TRADES

SEW. OF TRADES

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