

DATE SUBMITTED: 7/24/86

PERMIT # 25834

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1360 E. SHERWOOD

SQ. FT. OF BLDG: N/A

SUBDIVISION: SHERWOOD ADDN

SQ. FT. OF LOT: N/A

FILING #        BLK # 13 LOT # 4

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2945-113-17-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: CULPEPPER Properties

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1360 E. SHERWOOD

PHONE: 243-9823

office

DESCRIPTION OF WORK AND INTENDED USE:  
INSTALL 50' TOWER ATTACHED TO BUILDING (COMMUNICATIONS)

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: B-1

FLOODPLAIN: YES        NO X

SETBACKS: F 40' S 0 R 0

GEOLOGIC HAZARD: YES        NO X

MAXIMUM HEIGHT: 40' (N/A for TOWER)

CENSUS TRACT #: 4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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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: July 24, 1986

APPROVED BY: Paul Metzger

[Signature]  
SIGNATURE