

DATE SUBMITTED: Aug 18, 1987

PERMIT # 28434

FEE N.C.

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 580 Book Cliff Ave.

SQ. FT. OF BLDG: 14,400

SUBDIVISION: Villa Del Oro Condos

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 32

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-112-24-001 thru 031

3

PROPERTY OWNER: Villa Del Oro Condos

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 580 Bookcliff Ave.

residential condos

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

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

Repair stairs & Landings

FOR OFFICE USE ONLY

ZONE: PR

FLOODPLAIN: YES _____ NO

SETBACKS: F N.A S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: N.A

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N.A

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: N.A.

SPECIAL CONDITIONS: remodel of stairs and walkway

replacement of stairs & walkway

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: Aug 18, 1987

APPROVED BY: Greg Feltke

David Painter
SIGNATURE