

DATE SUBMITTED: 12-8-87

PERMIT # 29265

FEE 25.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1501 PATTERSON RD.

SQ. FT. OF BLDG: 31,660

SUBDIVISION: Peterson House Sub.

SQ. FT. OF LOT: 2.85 ACRE.

FILING # 1 BLK # 1 LOT #     

NUMBER OF FAMILY UNITS:     

TAX SCHEDULE NUMBER:  
2945-013-11-002

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
- 0 -

PROPERTY OWNER: PETERSON GROUP

USE OF ALL EXISTING BUILDINGS:  
COLG, SPA. - 0 -

ADDRESS: 102 S. TEJON, SUITE 1100

PHONE: 303-578-3330

DESCRIPTION OF WORK AND INTENDED USE:

2-STORY REITERMET - 46 UNITS

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

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**FOR OFFICE USE ONLY**  
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ZONE: FR 16.2

FLOODPLAIN: YES      NO ✓

SETBACKS: F per plan File #12-87

GEOLOGIC HAZARD: YES      NO ✓

MAXIMUM HEIGHT:     

CENSUS TRACT #: 6

PARKING SPACES REQ'D:     

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING:     

SPECIAL CONDITIONS: flat, open space

per approved plans

fees must be finalized prior to C.O.

*No release of C.O. until all site reqmts. are complete.*

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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 (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 OMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 12-8-87

APPROVED BY: W. J. Lathrop

Mark Almeida  
SIGNATURE