

DATE SUBMITTED: 11/20/88

PERMIT # \_\_\_\_\_

FEE 1100

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1355 N. 47th St.

SQ. FT. OF BLDG: quadr 25

SUBDIVISION: Sherwood Addition

SQ. FT. OF LOT: 12.5' x 250'

FILING # \_\_\_\_\_ BLK # 12 LOT # 1

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945 113-16-011

PROPERTY OWNER: Eric H. Wenzel

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 1081

office complex

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.

removal of existing building

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### FOR OFFICE USE ONLY

ZONE: B-1

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R 25

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

MAXIMUM HEIGHT: existing building

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 6

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: None

\_\_\_\_\_

\_\_\_\_\_

to building - 11/20/88

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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 RESUL IN LEGAL ACTION.

DATE APPROVED: 11/20/88

Richard A. [Signature]

APPROVED BY: [Signature]

SIGNATURE