

DATE SUBMITTED: 12-31-87

C.O. Released 12/7/88  
PERMIT # 29437

FEE 25.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: <sup>1000</sup>~~1010~~ WELLINGTON

SQ. FT. OF BLDG: 12,269

SUBDIVISION: LITTLE BOOK CLIFF

SQ. FT. OF LOT: 42000 ±

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

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

TAX SCHEDULE NUMBER:  
2945-111-20-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: DRS. CAMPBELL, DUNCAN & BUSH

USE OF ALL EXISTING BUILDINGS:  
N/A

ADDRESS: 790 WELLINGTON #102

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
NEW EYE CLINIC

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: PB

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

SETBACKS: F as per site plan S \_\_\_\_\_ R \_\_\_\_\_

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 16

PARKING SPACES REQ'D: as per site plan

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING: as shown on

SPECIAL CONDITIONS: as per approval  
Conditions of file # 26-87

revised site plan 8-4-87 -- file copy # 26-87

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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: 1/5/88

APPROVED BY: Kathy Postma

John M. Powell  
SIGNATURE