

DATE SUBMITTED: 6/27/89

PERMIT # 33292

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2841 Teller

SQ. FT. OF BLDG: 10x55

SUBDIVISION: Dorris Sub (Village)

SQ. FT. OF LOT:           

FILING #            BLK #            LOT # 3

NUMBER OF FAMILY UNITS:           

TAX SCHEDULE NUMBER: 7008-053-17071  
2943-182-02-015  
~~2943-182-01-003~~

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:           

PROPERTY OWNER: Munoz-Holmes

USE OF ALL EXISTING BUILDINGS:           

ADDRESS: 2841 Teller

PHONE: 41-8169

DESCRIPTION OF WORK AND INTENDED USE:  
Set up

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: C-2

FLOODPLAIN: YES            NO

SETBACKS: F            S            R           

GEOLOGIC HAZARD: YES            NO           

MAXIMUM HEIGHT: As Per Park

CENSUS TRACT #: 7

PARKING SPACES REQ'D:           

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING:           

SPECIAL CONDITIONS:           

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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: 6/27/89

APPROVED BY: And-Betz

Munoz-Holmes  
SIGNATURE