

DATE SUBMITTED: 9/21/89

PERMIT # 34008

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1530 Walnut

SQ. FT. OF BLDG: 5307

SUBDIVISION: Farmmont

SQ. FT. OF LOT: 37,500

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-122-00-059

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Heritage Elder Care

USE OF ALL EXISTING BUILDINGS:
house

ADDRESS: Box 4411

PHONE: 243-7224

DESCRIPTION OF WORK AND INTENDED USE:
New Court - Personal Care

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

FOR OFFICE USE ONLY

NE: RMF 16

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 10 R 20 89

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 30

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Special Use

Must pay Parks and Open Space Fees prior to issuance of Building Permit

Approval - July #416-89

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 AND 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: 9/21/89

APPROVED BY: Kathy Pedraza

Harley Jackson
SIGNATURE