

DATE SUBMITTED: 6-13-89

PERMIT # 33225

FEE No Charge

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1120 Wellington SQ. FT. OF BLDG: N/A

SUBDIVISION: Wellington Business Park OF LOT: N/A

FILING # _____ BLK # _____ LOT # 104 NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: 2945-111-25-008 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

PROPERTY OWNER: Doc. Smura USE OF ALL EXISTING BUILDINGS: Medical Offices

ADDRESS: 1120 Wellington Ave.

PHONE: 241-6011

DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel 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

ZONE: B-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ B _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: Interior

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: No Charge

in use

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: 6-13-89

APPROVED BY: Lynda Wetzel

[Signature]
SIGNATURE

EISENMAN CONSTRUCTION
P. O. Box 1530
Palisade, CO 81526

ACCEPTED 6/13/89 LW
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

