

DATE SUBMITTED: 5/3/89

PERMIT # 30925

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1705 Wellington

SQ. FT. OF BLDG: 330 sq ft

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945 122 00073

multiple

PROPERTY OWNER: Hilltop Special Services

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1100 PATTENSON

RESIDENTIAL

PHONE: 8980
244-5280 616

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.

interior remodel & addition RESIDENTIAL

Managers' meeting office
community center

FOR OFFICE USE ONLY

NE: 28.5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 R 5 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: May need to meet LBC

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.)

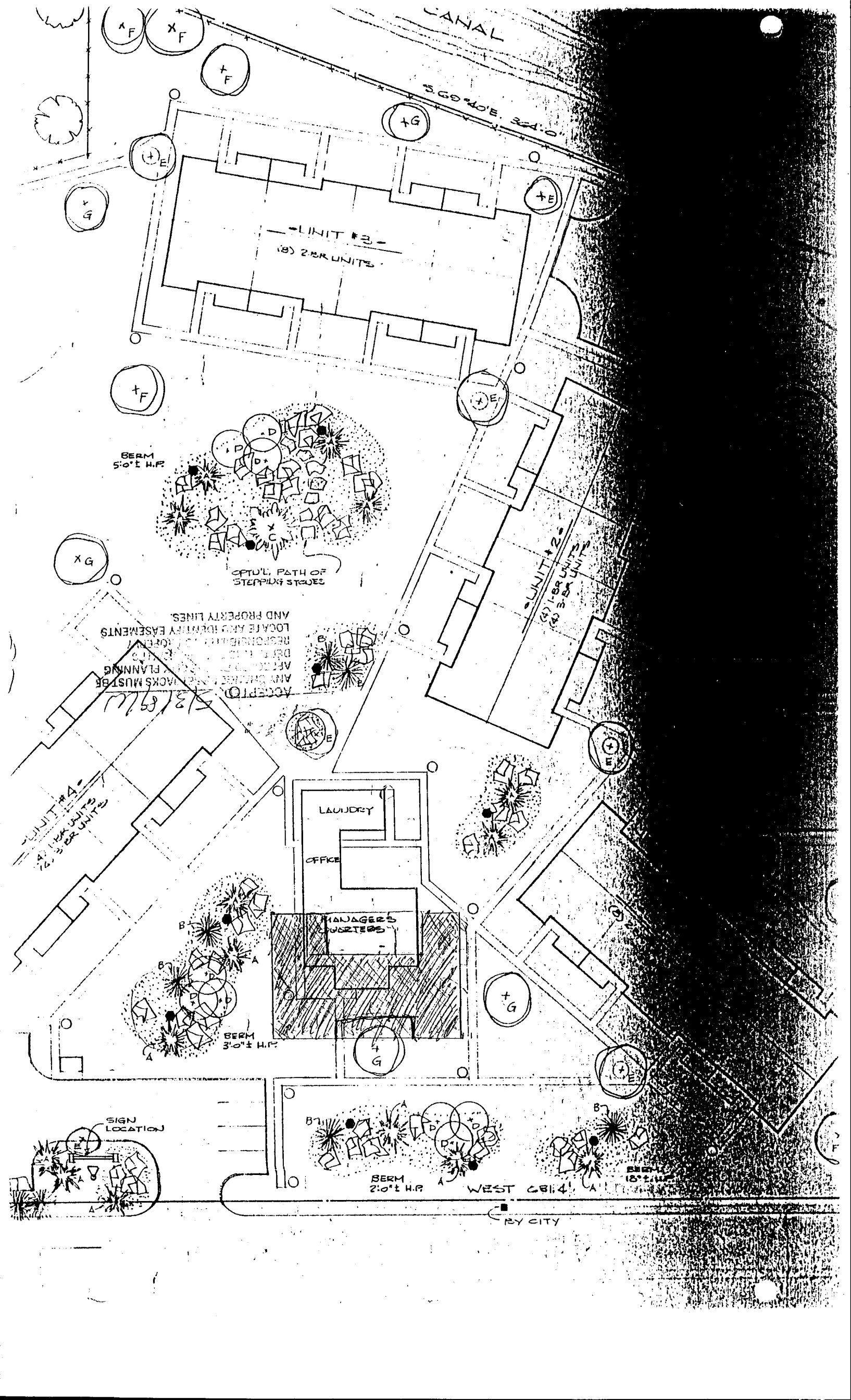
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 5/3/89

APPROVED BY: Ande Lutzel

Chris Boelke
SIGNATURE



CANAL

5'60" ± E. 3'24" ± O

UNIT #3 -
(2) 2 BR UNITS

UNIT #2 -
(2) 1-2 BR UNITS
(2) 3 BR UNITS

BERM
5'-0" ± H.P.

OPT'L. PATH OF
STEPPING STONES

ACCEPTED
ANY CHANGES OR ADDITIONS MUST BE
APPROVED BY THE ARCHITECTURAL
DEPARTMENT OF THE CITY OF
LOCAL AND UTILITY EASEMENTS
AND PROPERTY LINES.

LAUNDRY

OFFICE

MANAGERS
COURTYARD

BERM
3'-0" ± H.P.

SIGN
LOCATION

BERM
2'-0" ± H.P.

WEST 681' 4"

BERM
18" ± H.P.

RY CITY