

DATE SUBMITTED: 9/25/89

PERMIT # 34117

FEE no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1305 Wellington ~~Blvd~~ #108 SQ. FT. OF BLDG: 1180

SUBDIVISION: Wellington Townhomes SQ. FT. OF LOT: 3312

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 899 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: Robert L. Dunning

ADDRESS: 1305 Carol Ct. USE OF ALL EXISTING BUILDINGS: NA

PHONE: 434-7520

DESCRIPTION OF WORK AND INTENDED USE: Townhomes 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

NE: PR 16.5  
SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_  
MAXIMUM HEIGHT: \_\_\_\_\_  
PARKING SPACES REQ'D: \_\_\_\_\_  
LANDSCAPING/SCREENING: \_\_\_\_\_  
*Approved plan 9-89  
file*

FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT #: 6  
TRAFFIC ZONE: 28  
SPECIAL CONDITIONS: all landscaping must be completed prior to issuance

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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 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: 9/25/89

APPROVED BY: Kathy Portman

R. Dunning  
SIGNATURE