

DATE SUBMITTED: 9/25/89

PERMIT # 3414

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1305 ~~109 Wellington St~~ ^{Over #109} SQ. FT. OF BLDG: 1180 #

SUBDIVISION: Wellington Town Homes SQ. FT. OF LOT: 3312

FILING # _____ BLK # _____ LOT # 10911 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-122-17-010,011 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

PROPERTY OWNER: Robert L. Dancy USE OF ALL EXISTING BUILDINGS: NA

ADDRESS: 135 Carol Ct.

PHONE: 434-7520

DESCRIPTION OF WORK AND INTENDED USE: Town Homes 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

VE: PR 16.5 FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____ GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____ CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: _____ SPECIAL CONDITIONS: all landscaping must be completed prior to issuance

AD PR approved plan 9-89

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 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: 9/25/89

APPROVED BY: Kathy Portner

R. Dancy
SIGNATURE