

DATE SUBMITTED: 9/25/89

PERMIT # 34118

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: ¹³⁰⁵ ~~110~~ Wellington St. #110 SQ. FT. OF BLDG: 1180

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

FILING # _____ BLK # _____ LOT # 16417 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-122-17-016,017 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

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

ADDRESS: 135 Carol Ct. 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.

FOR OFFICE USE ONLY

NE: 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

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 Portman

R. Dancy
SIGNATURE