

DATE SUBMITTED: 11-5-90

PERMIT # 37382

FEE _____

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 702 So. 9th St.

SQ. FT. OF BLDG: ± 5,200

SUBDIVISION: MILDALE

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945 231 07 001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: STEINER CORP (Appr. Lines)

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 702 So. 9th St.

Laundry Facilities

PHONE: 242-3548

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.

FOUNDATIONS; SUB ONLY (ADDITION)

FOR OFFICE USE ONLY

ZONE: I-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' @ S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 8

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Foundation only will require separate clearance for bldg building

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.)

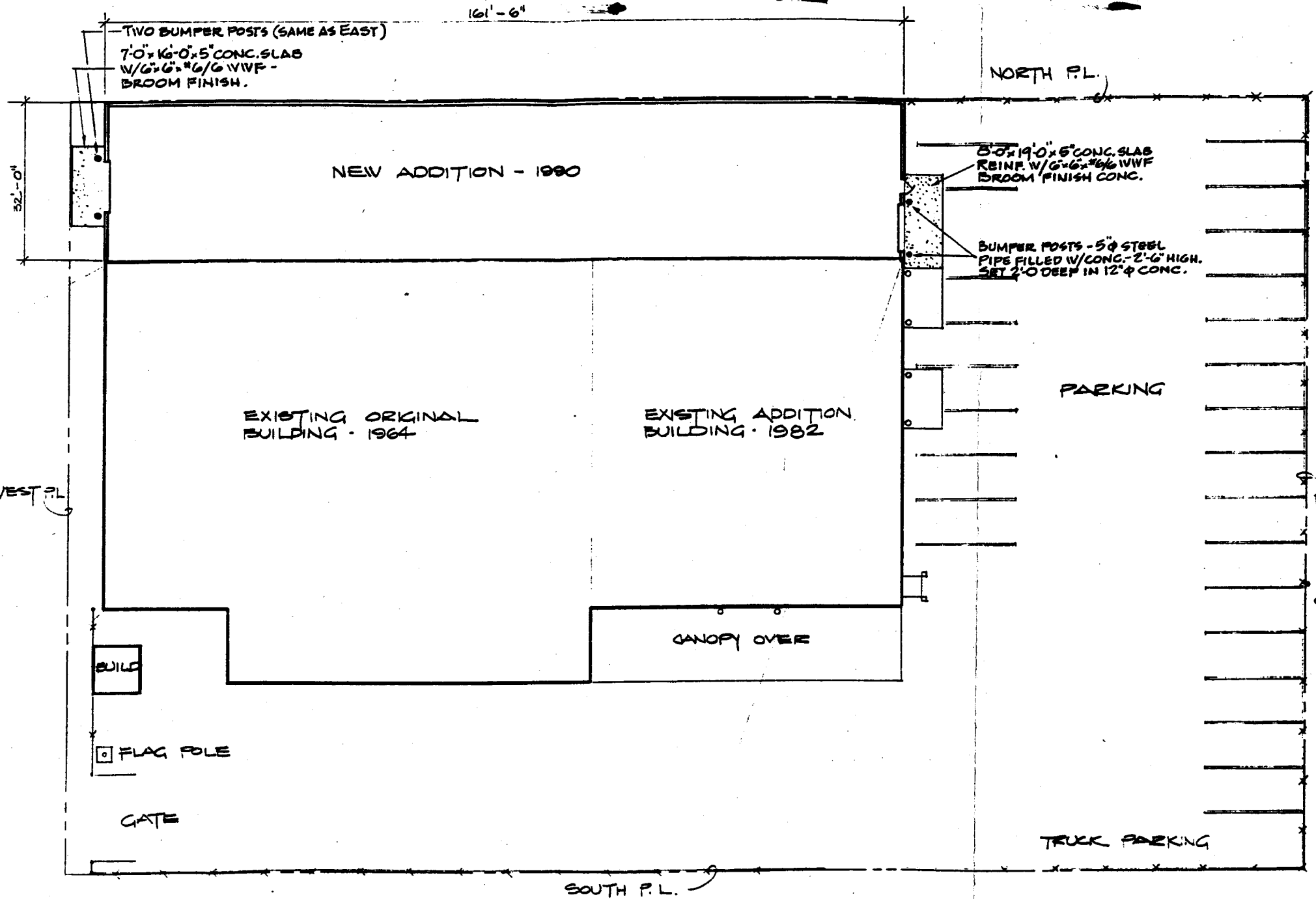
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 11-5-90

APPROVED BY: Janet Westzel

John M. Sewell
SIGNATURE



ACCEPTED 11-5-90 LAL
 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.

SOUTH ST.