

DATE SUBMITTED: 2-13-90

PERMIT # 35313

FEE _____

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2236 N 17th

SQ. FT. OF BLDG: 4340 #

SUBDIVISION: Walnut Park

SQ. FT. OF LOT: 307640 #

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 28

TAX SCHEDULE NUMBER:
2945-122-11-911

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
20

PROPERTY OWNER: G.J. Housing Authority

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 805 Main

Apartments, Common Area

PHONE: 245-0386

DESCRIPTION OF WORK AND INTENDED USE:

Foundations for new structure

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: Pl-12

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S Pl R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: Plan

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

JU #2-13-90

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: 3/15/90

APPROVED BY: Ronde Westge

Ronald D. Scott
SIGNATURE