

DATE SUBMITTED: 2-13-90

3/14/90

PERMIT # 35313

FEE \$50

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2236 N. 17th St

SQ. FT. OF BLDG: 4340SQ. FT.

SUBDIVISION: Walnut Park

SQ. FT. OF LOT: 307640 SQ. FT.

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT Commons

NUMBER OF FAMILY UNITS: 78

TAX SCHEDULE NUMBER: 2945-122-11-941  
*Bldg  
M/Bldg*

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 20

PROPERTY OWNER: G.J. Housing Authority

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 805 Main Street

(2) Apartments, Commons, Office

PHONE: 245-0388

DESCRIPTION OF WORK AND INTENDED USE:  
~~Enlarge work area off of present shop.~~  
For new structure

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

ZONE: PR-12

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F \_\_\_\_\_ As per R Plan

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 2 P

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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 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: 2-13-90

APPROVED BY: Smik Westzel

[Signature]  
SIGNATURE

