

DATE SUBMITTED: 5/9/90

PERMIT # 35887

FEE no charge

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1159 Grand Ave.

SQ. FT. OF BLDG:

SUBDIVISION: City of G.J.

SQ. FT. OF LOT:

FILING # BLK # 88 LOT # 16917

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:
2945-144-01-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Ken & Toni Smith

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 289 Penon St

proposed day care facility

PHONE: 242-3539

DESCRIPTION OF WORK AND INTENDED USE:
Interior remodel of house ^{garage} ~~garage~~

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

ZONE: RMF-32

FLOODPLAIN: YES NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT:

CENSUS TRACT #: 2

PARKING SPACES REQ'D: fill

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: As approved in special Use Permit - #19-90

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: 5/9/90

APPROVED BY: Larry [Signature]

[Signature]
SIGNATURE