

DATE SUBMITTED: 7/26/90

PERMIT # 36436

FEE no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1530 WALNUT #2

SQ. FT. OF BLDG: 5650

SUBDIVISION: NONE

SQ. FT. OF LOT: —

FILING # — BLK # — LOT # —

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-122-00-059

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Heriberto Elda Carl

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2955 E Rd

rent home

PHONE: 243-7224

DESCRIPTION OF WORK AND INTENDED USE:  
Construction of rent home and covered parking spaces

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: RMF-16

FLOODPLAIN: YES — NO X

SETBACKS: <sup>Principal structure</sup> F 20 S 10 R 20

GEOLOGIC HAZARD: YES — NO —

<sup>Necessary structure</sup> MAXIMUM HEIGHT: 36

CENSUS TRACT #: 6

PARKING SPACES REQ'D: see site plan

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: "

SPECIAL CONDITIONS: Approved as per file # 46-89 + Minor Change

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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 AND 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: 7/26/90

W. C. [Signature]  
SIGNATURE

APPROVED BY: Kathy [Signature]  
do 10/5/90 K Metzner

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT  
CITY OF GRAND JUNCTION  
(OR MESA COUNTY)

PERMIT # 36436

DATE 10-3-90

PERMISSION IS HEREBY GRANTED TO Heritage Elder Care TO OCCUPY THE

BUILDING SITUATED AT 1530 Walnut Ave.

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

TAX SCHEDULE NUMBER 2943-122-00-059

FOR THE FOLLOWING PURPOSE: 1 Story-12 Bdrm Suite for Assistance Care

Residence.

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR

City Planning

Bob Lee by Tom R.  
Paul M. [Signature]

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