

DATE SUBMITTED: July 20, 1992

PERMIT NO. \_\_\_\_\_

FEE \$ 20<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2815 Patterson Road SQ. FT. OF BLDG: 5,000 #

SUBDIVISION \_\_\_\_\_ SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_ NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 29A3-072-12.007 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: two

OWNER Leo Warren USE OF EXISTING BUILDINGS: Residential

ADDRESS 2815 Patterson Road

TELEPHONE: 243-0867 DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT NEW DAY CARE CENTER - Montessori School

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

## FOR OFFICE USE ONLY

ZONE FR-8 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR AS per PLAN CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

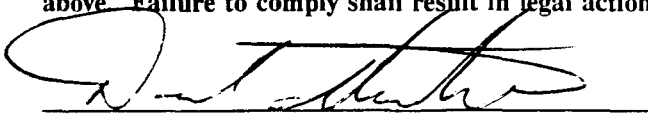
MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT As per plan

LANDSCAPING/SCREENING REQUIRED: As per plan SPECIAL CONDITIONS: Subject to all conditions of FINAL APPROVAL. C.O. will not be issued until all conditions of approval are met. Also not before the MAINTENANCE AGREEMENT is signed and executed.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

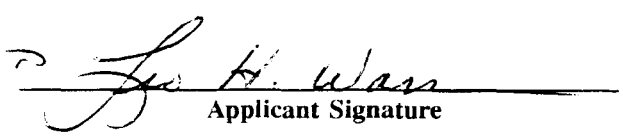
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.



Department Approval

7-23-92

Date Approved



Applicant Signature

7-23-92

Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)