

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 1260 GLENWOOD  
SUBDIVISION: DEVOE  
FILING # \_\_\_\_\_ BLK # 1 LOT # 21/22  
TAX SCHEDULE NUMBER: 2945-123-19-013

SQ FT OF BLDG: 2080  
1950  
SQ FT OF LOT: 7000  
NUMBER OF FAMILY UNITS: 4  
NUMBER OF BUILDING ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

PROPERTY OWNER: JAY FRANSEN  
ADDRESS: 2619 H ROAD  
PHONE: 242-2601

USE OF ALL EXISTING BUILDINGS: N/A

DESCRIPTION OF WORK AND INTENDED USE:  
NEW CONSTRUCTION - 4-PLEX  
RENTAL UNITS

\*\*\*\*\*  
FOR OFFICE USE ONLY  
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ZONE: RMF-64  
SETBACKS: F 50' E S 10' R 20'  
RIGHT OF WAY: 60'  
MAXIMUM HEIGHT: 65'  
PARKING SPACES REQUIRED: 8  
LANDSCAPING/SCREENING: 15% of land area

FLOOD PLAIN: YES  NO   
GEOLOGIC HAZARD: YES  NO   
CENSUS TRACT NUMBER: 6  
SPECIAL CONDITIONS: curb cut permit through City cong; if req.

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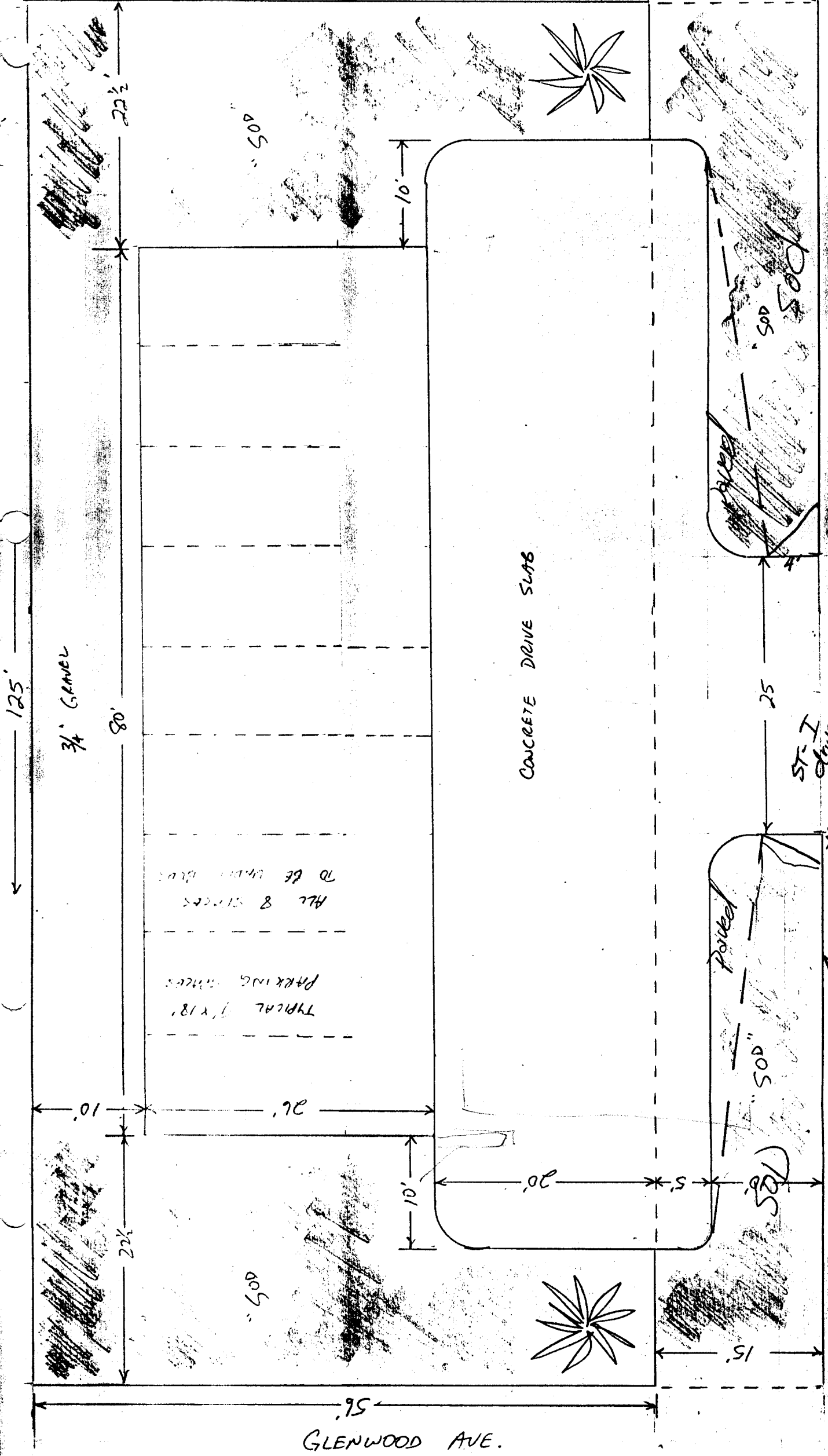
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE ~~PLANNING~~ Building DEPARTMENT (Section 307, Uniform Building Code).  
ANY LANDSCAPING 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: 7-28-82  
APPROVED BY: [Signature]

Mark Costanzo  
SIGNATURE  
C.O. signoff 5-8-84 M. Sutherland

20' Alley



3/4' GENERAL

CONCRETE DRIVE SLAB

TYPICAL 1' x 18' PARKING SPACES  
ALL 8 SPACES TO BE UNDER SLAB

ST-I driveway

13TH STREET

EXISTING CURB

GLENWOOD AVE.

12/13/82

Copy Distribution  
 White—Contractor  
 Canary—Office File  
 Green—Inspector  
 Blue—Street Supt.

CITY OF GRAND JUNCTION  
 250 North Fifth Street  
 Grand Junction, Colo. 81501

No. 336  
 Department of Public Works  
 Engineering Division  
 Phone (303) 243-2533 Ext. 200

PERMIT FOR CONSTRUCTION AND INSTALLATION OF FACILITIES IN PUBLIC RIGHT OF WAY 244-155

<b>Permit</b> Date Issued <u>12-13-82</u> Date of Job <u>12-13-82</u> Valid for 60 days from date of issue Receipt No. _____		<b>Permit Fees</b> Concrete Construction \$ <u>N/C</u> Street & Alley Improvements \$ _____ Utility Construction \$ _____ Excavation only \$ _____ Total \$ _____	
License No. <u>7820001</u> Contractor Company <u>AAA Builders</u> Address <u>273 Village Ln.</u> City <u>Grand Junction</u> State <u>Colo</u>		Responsible Charge (Name & Phone) <u>FRANK R. BREWES 245-6003</u> Supervising Foreman & Phone Number Sub Contractor (If applicable) <u>MARK COSTANZO 242-7900 (242-2600)</u> Owner—Company for whom work is done	

**Location**  
 Address 1260 Glenwood Ave  
 Other \_\_\_\_\_ Subdivision \_\_\_\_\_

**Street and Alley Improvements** L.F. \_\_\_\_\_

Gravel Base       Dirt Sub Grade       Tack Coat       Asphalt Mat

**Remove, Replace or Construct (Concrete Flatwork)**

Curb & Gutter \_\_\_\_\_ L.F.       Service Walk       Driveway  
 Sidewalk 100 L.F.       Curb, Gutter & Sidewalk \_\_\_\_\_ L.F.       Drain Pan  
 Curb Cut       Catch Basin

**Type of Installation**

Telephone       Service Cut       San. Sewer       Water       Gas  
 Elec. Power       Storm Sewer

**Excavation**      **Pavement Cut**

Length \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_      Length \_\_\_\_\_ Width \_\_\_\_\_ Sq. Yds. \_\_\_\_\_

**Special Requirements**

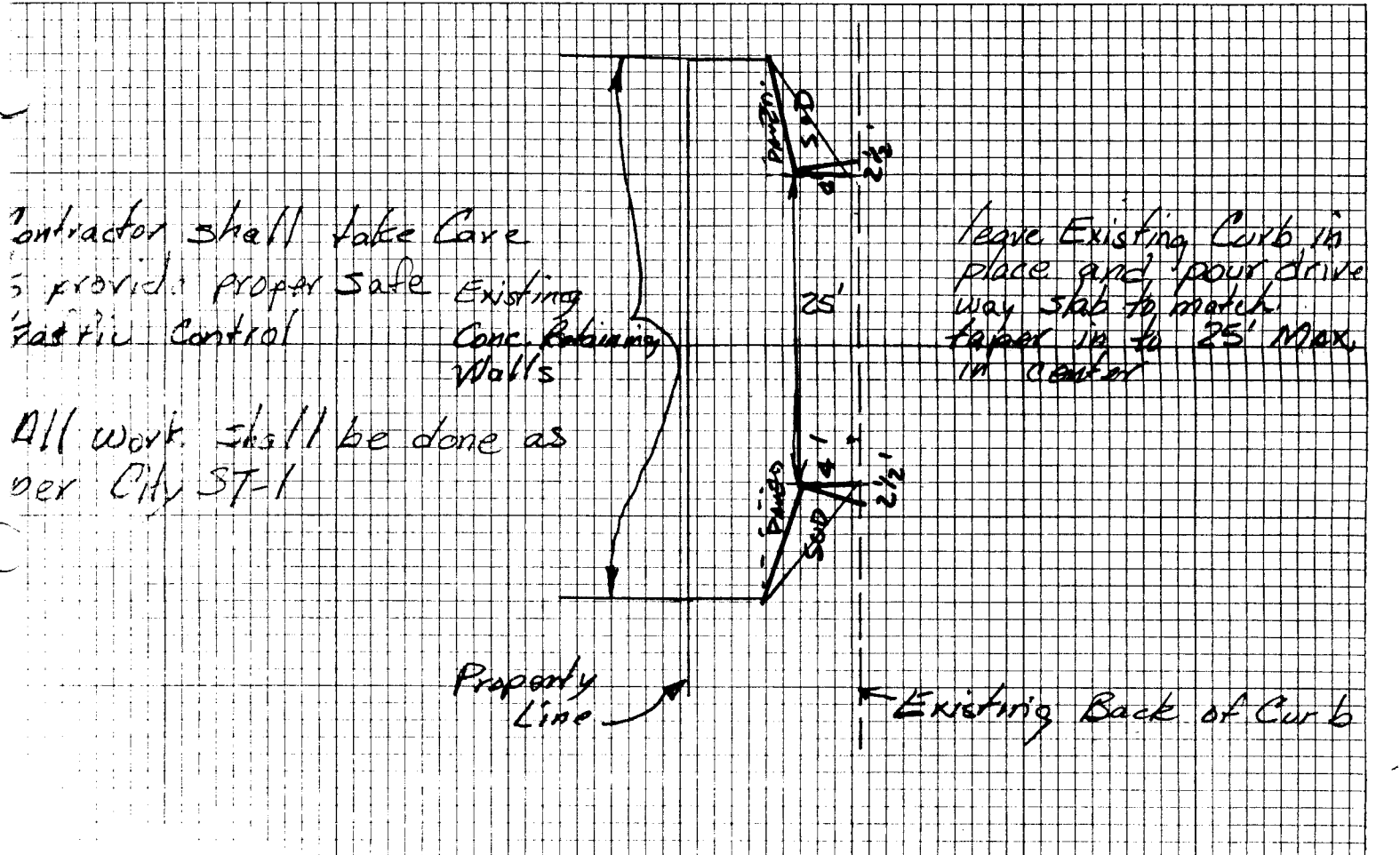
Closing of Street Permit       Job No. \_\_\_\_\_       Boring       Excavation Inspect. \_\_\_\_\_  
 Backfill Inspection \_\_\_\_\_       Basecourse Inspection \_\_\_\_\_  
 Patch Inspection \_\_\_\_\_       Form Inspection \_\_\_\_\_       Final Inspection \_\_\_\_\_

**Approval**      **Fee Collected**

City Engineer James G. Bradley, Jr.      City Treasurer \_\_\_\_\_

I, accepting this permit the undersigned, representing the Permittee, verifies that he has read and understands all of the foregoing provisions; that he has authority to sign for and bind the Permittee; and by virtue of his signature the Permittee is bound by, and agrees to comply with all City ordinances and state laws regarding facilities construction.

Frank R. Brewes  
 Contractor



The above space is provided for work sketch of proposed installation. (General Provisions on Reverse Side.)