

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 about the parcel:

BLDG ADDRESS: 520 N 7
SUBDIVISION: City of G.J.
FILING # BLK # 62 LOT # 4-5
TAX SCHEDULE NUMBER: 2945-141-35-008
PROPERTY OWNER: Paul C Andersen
ADDRESS: 520 N 7
PHONE: 243-7856
DESCRIPTION OF WORK AND INTENDED USE: storage shed 9x10

SQ FT OF BLDG:
SQ FT OF LOT:
NUMBER OF FAMILY UNITS:
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
USE OF ALL EXISTING BUILDINGS: Res.

FOR OFFICE USE ONLY

ZONE: RMF 32
SETBACKS: F S 3' R 10'
RIGHT OF WAY:
MAXIMUM HEIGHT:
PARKING SPACES REQUIRED:
LANDSCAPING/SCREENING:

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 2
SPECIAL CONDITIONS:

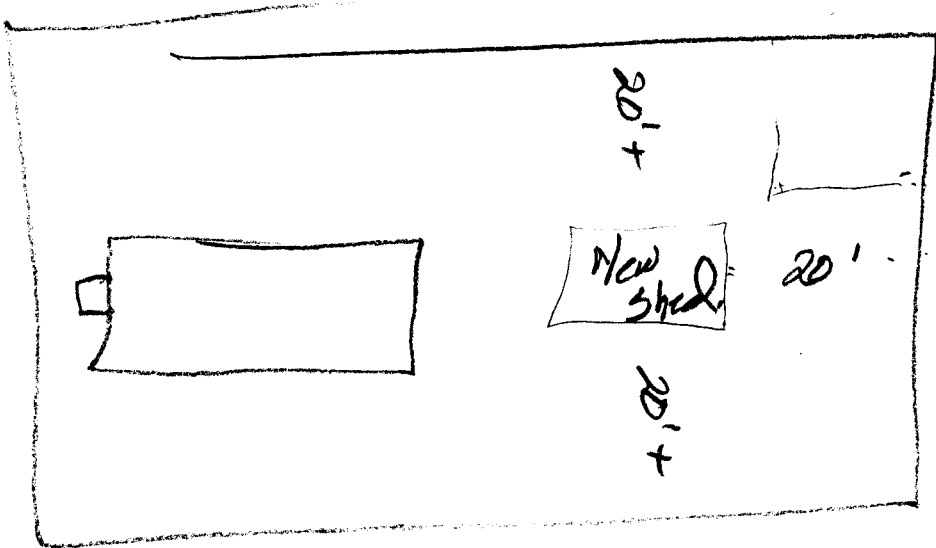
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code). ANY LANDSCAPING REQUIRED 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.

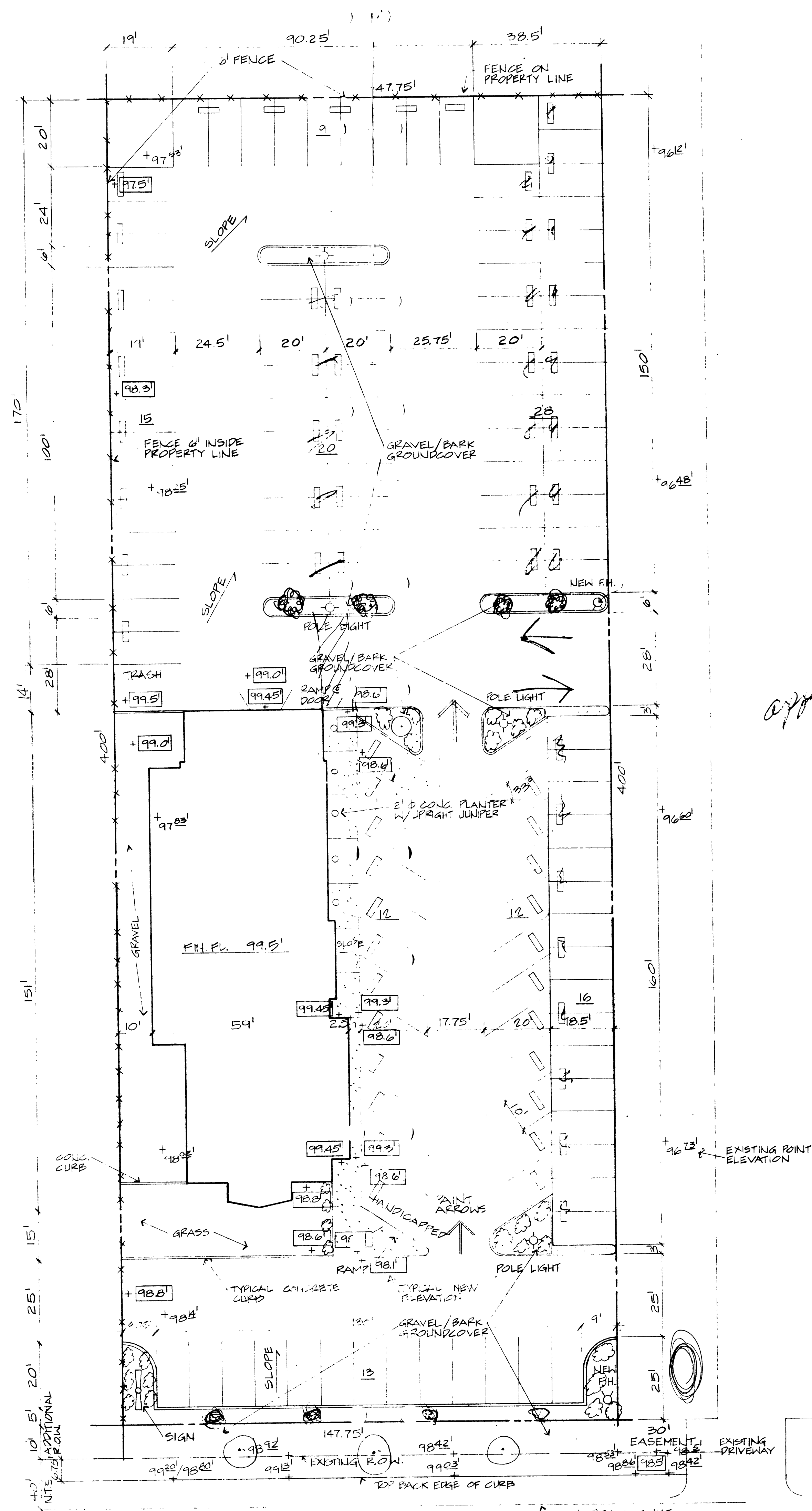
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Paul C Andersen
SIGNATURE

DATE APPROVED: 5/24/83
APPROVED BY: [Signature]

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SITE PLAN
 1" = 20'

Approved addition
 to plan
C. Ellis

LANDSCAPE LEGEND

- LOW SPREADING FITZGERALD TAMMAY SEA GREEN OR OTHER SIMILAR TYPES - 5 GALLON SIZE
- ASH, MAPLE, OR LOCUST - 4 CALIPER

PARKING

RESTAURANT SEATING 288 + 3	= 96 CARS
12 EMPLOYEES	= 12 CARS
TOTAL	108 CARS REQ.
129 CARS PROVIDED	

**WESTERN STEER
 FAMILY STEAKHOUSE**

**gray • brenner
 architects • planners**
 2721 north 12th, suite 1 • 245 1308 • grand junction, colorado 81501

date: 9/2/18
 drawn: P.P.
 title: SITE
 sheet: ONE
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