

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: 517 CHIPETA AV.

SQ FT OF BLDG: 400

SUBDIVISION: _____

SQ FT OF LOT: 6815

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-142-32-003-2

DNE

PROPERTY OWNER: M. J. HUNT

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 327-33 Road

DWELLINGS

PHONE: 434-7824

DESCRIPTION OF WORK AND INTENDED USE:

CRP PORT

FOR OFFICE USE ONLY

ZONE: RMF-64

FLOOD PLAIN: YES NO

SETBACKS: F 20' S 3' R 3'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 50'

CENSUS TRACT NUMBER: 3

MAXIMUM HEIGHT: 65'

SPECIAL CONDITIONS: must

PARKING SPACES REQUIRED: N/A

be on rear half

LANDSCAPING/SCREENING: N/A

of lot

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.

M. J. Hunt
SIGNATURE

DATE APPROVED: 4-21-83

APPROVED BY: Jane

Beginning at the NE Corner of lot 4 in Block 60 in the City of Grand Junction, thence west 50 feet thence South 35 ft, thence East $5\frac{1}{2}$ feet thence South 18 feet thence east 32 feet thence 12 feet to the alley, thence East to the SE Corner of said lot 4 thence North to place of beginning, being a part of lots 3 and 4 in Block 60 in the City of Grand Junction

