

DATE SUBMITTED: 8/29/85

PERMIT # 23920

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 726 Colorado Ave

SQ. FT. OF BLDG: 45' X 35' APX.

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 115 LOT # 26127

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-144-200-10

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: CARROL MOLTZ

USE OF ALL EXISTING BUILDINGS:

ADDRESS: GRD JCT (LAWYER)

COMM. BUSINESS

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

ENCLOSE PARTIALLY FRONT PORCH (WORK AREA)

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 35 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 1

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: NA

SPECIAL CONDITIONS: NA

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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

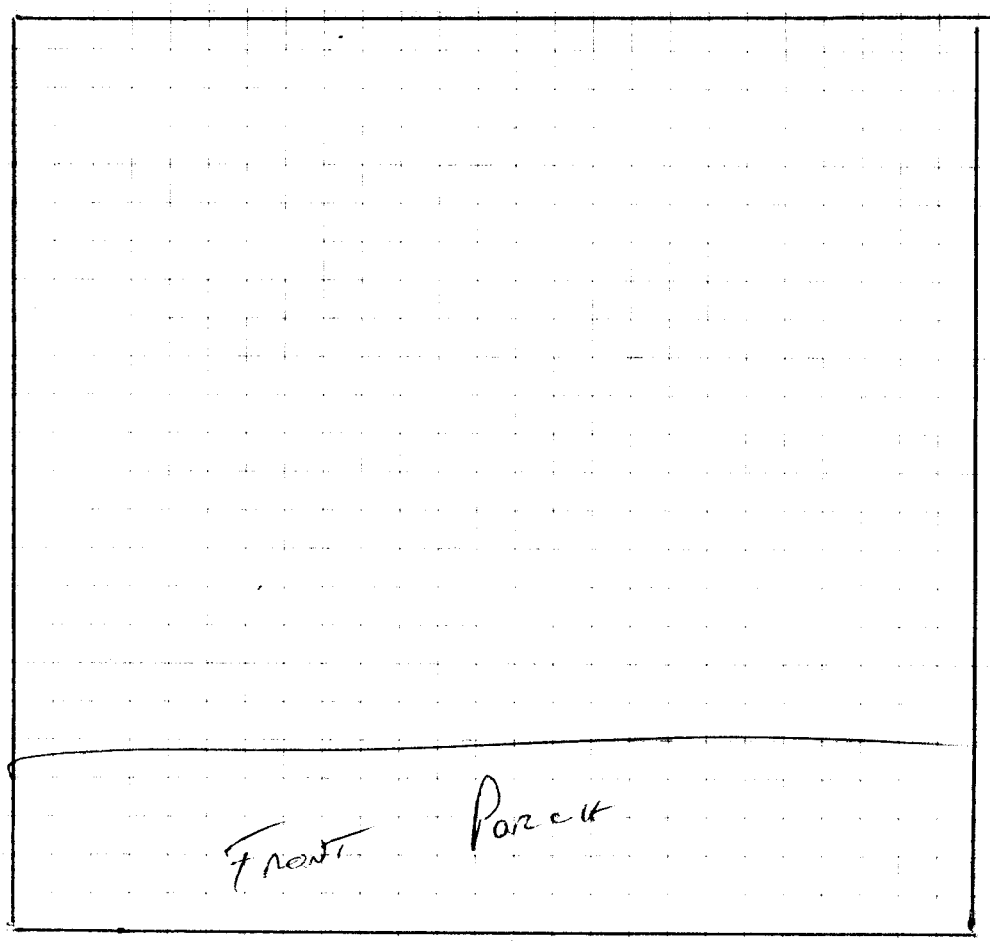
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8.29.85

APPROVED BY: Linda Westzel (KP)

Monica E. Chipman
SIGNATURE

N



Front Parcel

Front

S

55'

C LINE V COLO AVE