

DATE SUBMITTED: 3/21/85

PERMIT # 22912

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 401 W. Grand AVE

SQ. FT. OF BLDG: 600 Ⓢ

BDIVISION: Carpenter sub. No. 2

SQ. FT. OF LOT: 7,500 Ⓢ

FILING # 1 BLK # 7 N 100 FT OF LOTS LOTS # 163

NUMBER OF FAMILY UNITS: NA

TAX SCHEDULE NUMBER:
2945-154-11-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
House 1

PROPERTY OWNER: Cordova Frank M

USE OF ALL EXISTING BUILDINGS:
House

ADDRESS: 401 W. Grand ave.

PHONE: 242-8037

DESCRIPTION OF WORK AND INTENDED USE:
garage, tool storage & hobbie shop

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

FOR OFFICE USE ONLY

ZONE: I-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 25 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 9

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: NA

SPECIAL CONDITIONS:
For Ass. Bldg only.

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 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: BG

APPROVED BY: 3/21/85

Frank M. Cordova
SIGNATURE

W. Grand

