

DATE SUBMITTED: 6-30-86

PERMIT # 25686

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 446-N. 22ND ST

SQ. FT. OF BLDG: 1120 sq ft

SUBDIVISION: 1103rd Addition

SQ. FT. OF LOT: 150 x 120

FILING # _____ BLK # 1 LOT # 2, 3, 4, 5

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-131-17-014

PROPERTY OWNER: First National Land Co. + + + + +

4 Buildings - Duplex Buildings

ADDRESS: 1460-N. 12th St. Suite 2 -

USE OF ALL EXISTING BUILDINGS: _____

PHONE: 245-9510

No / Building 1 and 2

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.

Perch Awning - Attached -

FOR OFFICE USE ONLY

ZONE: R1M1 32

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 10 R 20

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Awning attached

Awning may extend only another 3 ft from face of building (as per section 51-7-2). Other permits

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: 7/5/86

APPROVED BY: Katherine M. Berger

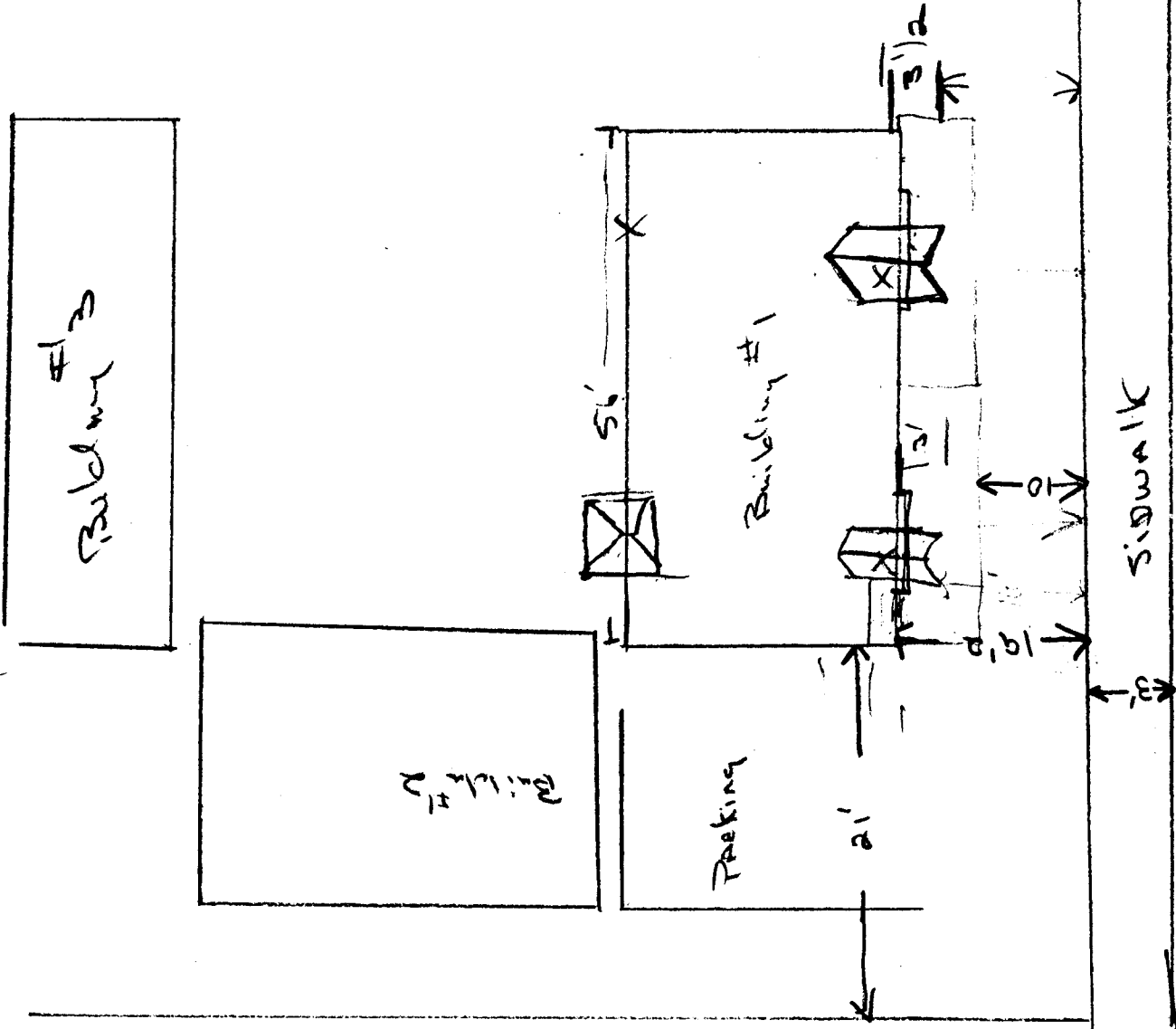
Gene F. Walsh
SIGNATURE

5-10-
R-20-

NOT TO SCALE

NO SUPPLY

Zoning code
20'-BACKSET-



22ND - STREET