

DATE SUBMITTED: 12-12-86

PERMIT # 266911

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 527 Gunnison Ave

SQ. FT. OF BLDG: 8' x 22'

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 150' x 50'

FILING # \_\_\_\_\_ BLK # 51 LOT # 7+8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-14229-0047

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: VESTA LARSON

USE OF ALL EXISTING BUILDINGS:  
house & garage

ADDRESS: 527 Gunnison Ave

PHONE: 242-8161

DESCRIPTION OF WORK AND INTENDED USE:  
place storage trailer

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

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**FOR OFFICE USE ONLY**

ZONE: RMF 624

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 50 S 3 R 3

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 1/13/87

APPROVED BY: Kathy Portner

Rodney Larson  
SIGNATURE

Gunnison Ave.

SIDE WALK

SIDE WALK

527 GUNNISON AVE.

HOUSE

SIDE WALK

SIDE WALK

GARAGE

