

DATE SUBMITTED: 10/24/86

PERMIT # 26512

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2250 HALL AVE.

SQ. FT. OF BLDG: 384 #'

SUBDIVISION: REGENT

SQ. FT. OF LOT: 5,650 #'

FILING #      BLK # 4 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: EXCEPT EAST 72.5ft

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

2975 124-03-011

PROPERTY OWNER: IRWIN NUTTING

USE OF ALL EXISTING BUILDINGS: residence

ADDRESS: 2829 HARTFORD W.

PHONE: 241-0127

DESCRIPTION OF WORK AND INTENDED USE:  
Single CAR GARAGE-detached

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**  
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ZONE: R5F-8

FLOODPLAIN: YES      NO X

SETBACKS: F 45' S 3' R 3'

GEOLOGIC HAZARD: YES      NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: accessory structure

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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 (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

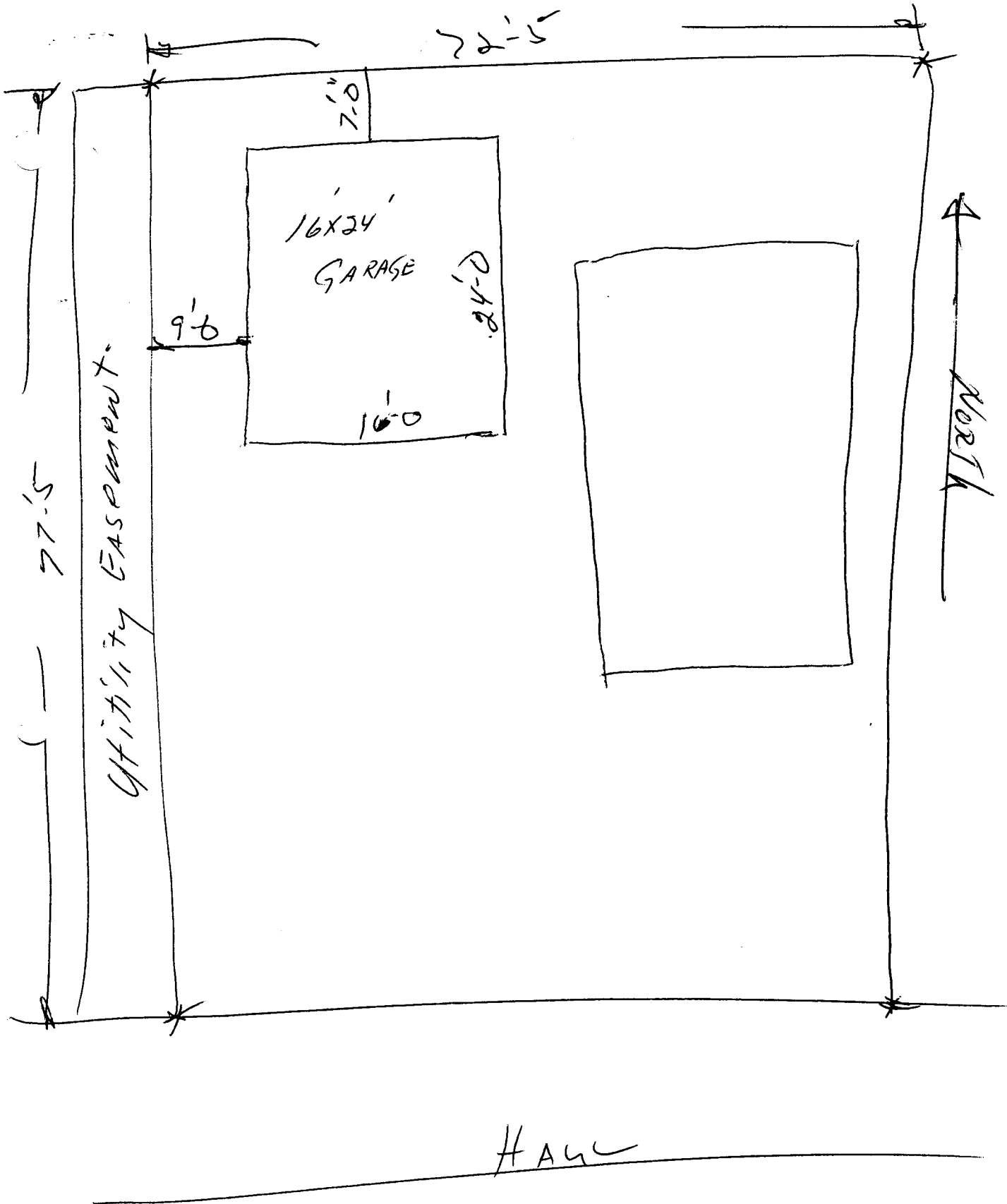
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

- 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 RESUL IN LEGAL ACTION.

DATE APPROVED: 10/24/86

APPROVED BY: Kathy Postne

x Irwin N. Nutting  
SIGNATURE



IRWIN NOTTING  
241-0127  
GARAGE AT 7250 HALL