

DATE SUBMITTED: 7-24-87

PERMIT # 28329

FEE 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1373 N 23<sup>rd</sup>

SQ. FT. OF BLDG: House 1056 # Garage 384 #

SUBDIVISION: Arcadia Village

SQ. FT. OF LOT: 7,000

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-124-19-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Alzo Jone

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1373 N 23<sup>rd</sup>

Residence

PHONE: 242-<sup>0391</sup>~~0314~~ (contractor 243-1814)

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

DESCRIPTION OF WORK AND INTENDED USE:

Detached Build 16' x 24' garage

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### FOR OFFICE USE ONLY

ZONE: RSF-8

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

SETBACKS: F N/A S 3' R 3'

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: this is for a shop only - never to be used for sleeping, or apartment occupancy M.S.

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.)

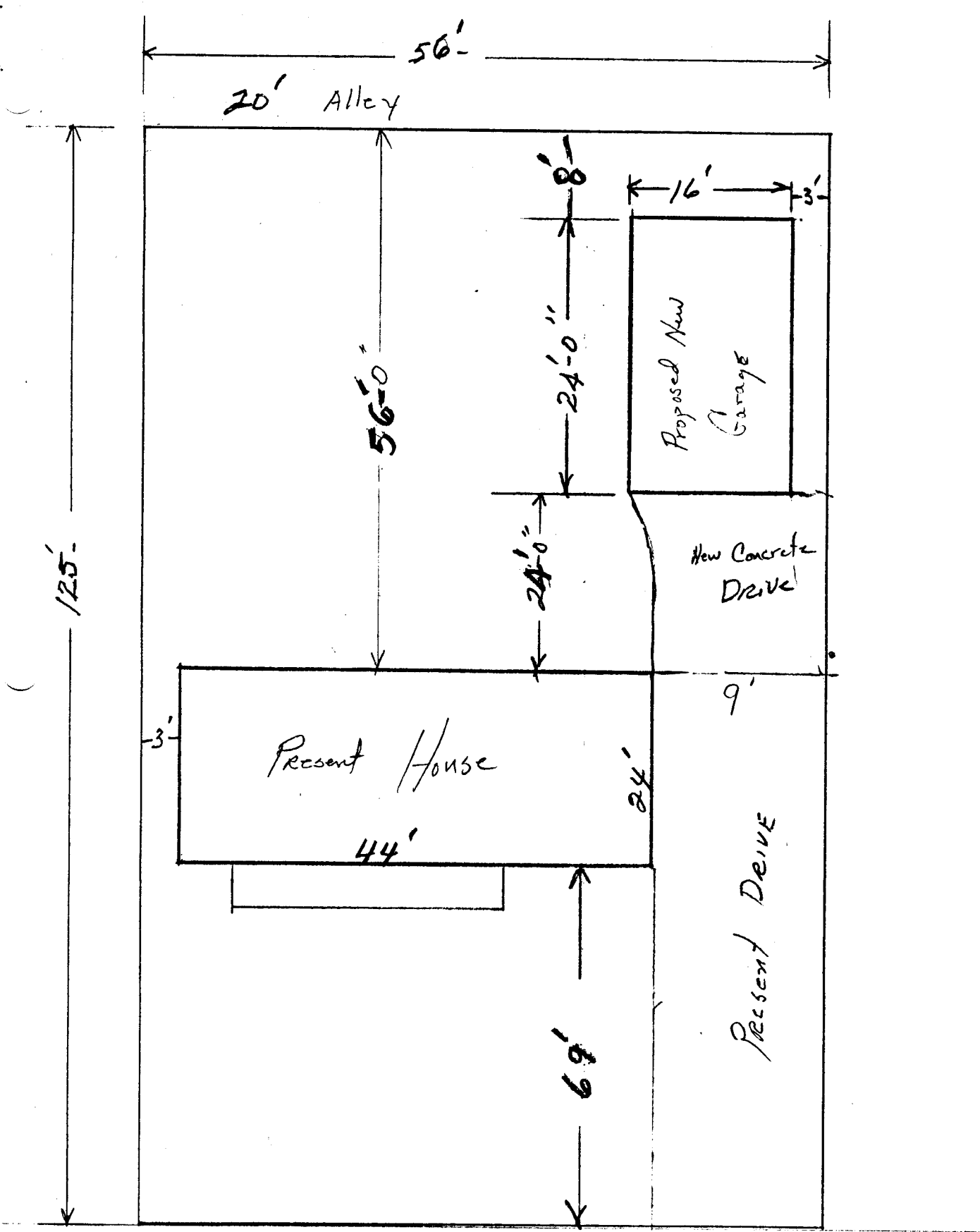
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 7-24-87

APPROVED BY: Linda Michael Futhel  
8-7-87

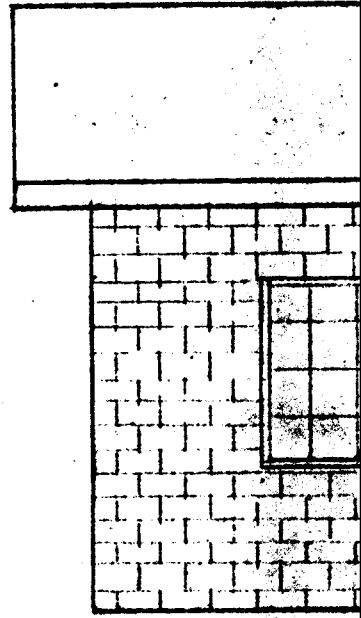
James F. Eldridge  
SIGNATURE



Plot PLAN  
 1373 N. 23 St.  
 Grand Jct. Colo.

~~EAST ELEV~~

1373 No. 23rd St.



~~Garage~~  
~~1/2" - 1'~~

No Elec  
 Rough In plumbing  
 No Mech.

Mr. Eldridge  
 Mrs. Jones

243-1814  
 242-0391