PLANNING CLEARANCE GRAND JUNCTION PLANNING DEPARTMENT         BLDG ADDRESS:       §30       Indensity of planning department         BLDG ADDRESS:       §30       Indensity of planning department         SUBDIVISION:       (165/144)       SQ. FT. OF BLDG:       14764         SUBDIVISION:       (165/144)       SQ. FT. OF DLDG:       14764         FILING •       BLK •       LOT • 46       NUMBER OF FAMILY UNITS:		FEE \$500
SUBDIVISION:       () ESTLAL       SQ. FT. OF LOT:         FILING \$		CLEARANCE
FILING • BLK • LOT • 46       NUMBER OF FAMILY UNITS:         TAX SCHEDULE NUMBER:       NUMBER OF BUILDINGS ON PARCEL         2945-(04-bl-obl-       BEFORE THIS PLANNED CONSTRUCTION         PROPERTY OWNER:       Larf + bell ystell extended         ADDRESS:       930 # Adegends;         PHONE:	BLDG ADDRESS: <u>\$30 Independent ave</u>	SQ. FT. OF BLDG: 14769
TAX SCHEDULE NUMBER:       NUMBER OF BUILDINGS ON PARCEL         2945-104-51-004       BEFORE THIS PLANNED CONSTRUCTION         PROPERTY OWNER:       Larry pull yilley         JDRESS:       936 Addeendrs         PHONE:	SUBDIVISION: Westlake	SQ. FT. OF LOT:
2945-104-01-006       BEFORE THIS PLANNED CONSTRUCTION         PROPERTY OWNER: Last y pull yaddey       USE OF ALL EXISTING BUILDINGS:         ADDRESS: 910 Endergadts       SUBMITTALS REQ'D: TWO (2) PLOT         PHONE:	FILING # BLK # LOT #_46	NUMBER OF FAMILY UNITS:
ADDRESS:       910 # hdependrs         PHONE:		NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
SUBMITTALS REQ'D: TWO (2) PLOT         DESCRIPTION OF WORK AND INTENDED USE:         SUBMITTALS REQ'D: TWO (2) PLOT         PLANS SHOWING PARKING, LAND- SCAPING, SETBACKS TO ALL PROPER         LINES, AND ALL STREETS WHICH AB         THE PARCEL.         FLOODPLAIN: YES NO _X         SETBACKS: F         SETBACKS: F       S         MAXIMUM HEIGHT:		USE OF ALL EXISTING BUILDINGS:
ZONE:       C-2       FLOODPLAIN:       YES       NO         SETBACKS:       F       S       R       GEOLOGIC         MAXIMUM HEIGHT:       H       H       H       CENSUS TRACT #:       H         PARKING SPACES REQ'D:       H       H       TRAFFIC ZONE:       Image: Construct #:       H         LANDSCAPING/SCREENING:       F       SPECIAL CONDITIONS:       Image: Construct #:       Image: Construct #: <t< td=""><td>DESCRIPTION OF WORK AND INTENDED USE:</td><td>PLANS SHOWING PARKING, LAND- SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT</td></t<>	DESCRIPTION OF WORK AND INTENDED USE:	PLANS SHOWING PARKING, LAND- SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT
SETBACKS:       F       S       R       GEOLOGIC         MAXIMUM HEIGHT:       HAZARD:       YES       NO         PARKING SPACES REQ'D:       HAZARD:       YES       NO         LANDSCAPING/SCREENING:       FALL       TRAFFIC ZONE:       Io         MAXIMUM HEIGHT:       HAZARD:       YES       NO         LANDSCAPING/SCREENING:       FALL       TRAFFIC ZONE:       Io         MAXIMUM HEIGHT:       HEIGHT:       SPECIAL CONDITIONS:       Io         LANDSCAPING/SCREENING:       SPECIAL CONDITIONS:       Io       Io         ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN       SPECIAL CONDITIONS:       Io         MITTING, BY THS DEPARTMENT.       THE STRUCTURE APPROVED BY THIS APPLICATION       CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY TH         BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)       IS ISSUED BY TH       BUILDING CODE.)         ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTAB       AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DI         OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.       I       HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS 'ORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESUL IN LEGAL ACTION.	**************************************	**************************************
MAXIMOM HEIGHT:	ZONE: <u>C-2</u>	FLOODPLAIN: YES NO $\underline{\times}$
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY TH BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.) ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTAB AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DI OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED. I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS 'ORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESUL IN LEGAL ACTION.	PARKING SPACES REQ'D:	HAZARD: YES NO $\times$ CENSUS TRACT #: $\#$ TRAFFIC ZONE: $10$
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS ORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESUL IN LEGAL ACTION.	ANY MODIFICATION TO THIS APPROVED PLANN WRITING, BY THS DEPARTMENT. THE STRUCT CANNOT BE OCCUPIED UNTIL A CERTIFICATE BUILDING DEPARTMENT (SECTION 307, UNIFO ANY LANDSCAPING REQUIRED BY THIS PERMIT AN HEALTHY CONDITION. THE REPLACEMENT	VING CLEARANCE MUST BE APPROVED, IN PURE APPROVED BY THIS APPLICATION OF OCCUPANCY (C.O.) IS ISSUED BY THE ORM BUILDING CODE.) C SHALL BE MAINTAINED IN AN ACCEPTABLE OF ANY VEGETATION MATERIALS THAT DIE
	I HEREBY ACKNOWLEDGE THAT I HAVE READ T CORRECT AND I AGREE TO COMPLY WITH THE	HIS APPLICATION AND THE ABOVE IS
DATE APPROVED: $9 - 16 - 36$	<u> </u>	
DATE APPROVED: <u>9-16-8?</u> APPROVED BY: <u>Signature</u>		Sonzo yocher SIGNATURE