

DATE SUBMITTED: 5-8-87

PERMIT # 28702

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1405 ROND

SQ. FT. OF BLDG: 480

SUBDIVISION: ~~WEST MAIN ST. ADD. KETIKS~~

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 1A LOT # 192

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-133-10-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: WARNER, BILL

USE OF ALL EXISTING BUILDINGS:
HOUSE, GARAGE

ADDRESS: 1405 ROND

PHONE: 243-7398

DESCRIPTION OF WORK AND INTENDED USE:
REMOVE EXISTING GARAGE

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

FOR OFFICE USE ONLY

ZONE: Rst-8

FLOODPLAIN: YES _____ NO 1

SETBACKS: F MA spec approved conditions

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Remodel will replace existing structure & stay in ~~same~~ alignment & house

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: 5/8/87

APPROVED BY: [Signature]

[Signature]
SIGNATURE

property line

proposed expansion

4'

EXISTING
14x18'
GARAGE

EXISTING
HOUSE

4'

