

DATE SUBMITTED: 7/11/88

PERMIT # 30707

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1525 No. 18th St

SQ. FT. OF BLDG: 14,114 sq. ft.

SUBDIVISION: EMWOOD PLAZA REPLAT

SQ. FT. OF LOT: 6,600

FILING # _____ BLK # 3 LOT # 29

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-123-08-024

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: George Hatch

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 1525 No. 18th St

PHONE: 245-9301

DESCRIPTION OF WORK AND INTENDED USE:

Ext. to Carpet & Porch Renovation

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

FOR OFFICE USE ONLY

ZONE: R2F-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 45 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 3'

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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.)

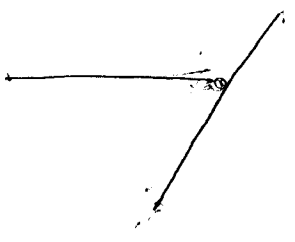
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 7/11/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE

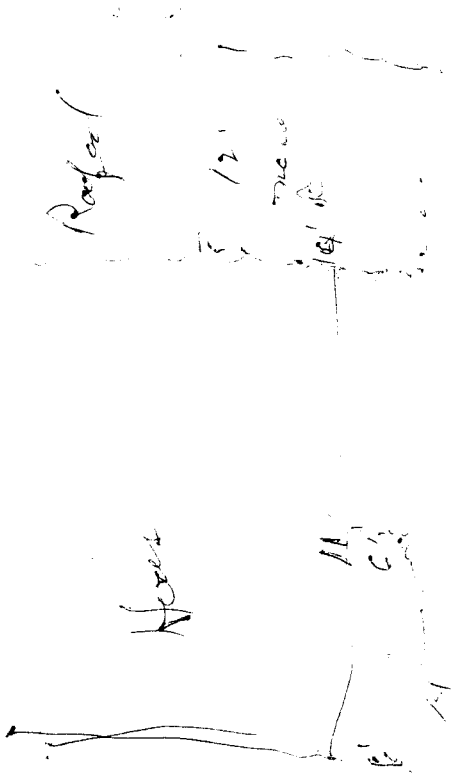


Property Line

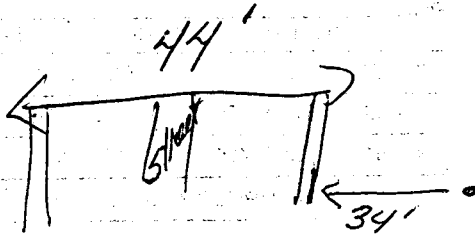
George Hartz
1525 18th St

2945-123-08-024

45 0281



60



34' to back of sidewalk