

DATE SUBMITTED: Oct 5, 1988

PERMIT # 31706

FEE no charge

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1015 So. 7th

SQ. FT. OF BLDG: 624

SUBDIVISION: BENTON CANYON 1st Sub

SQ. FT. OF LOT: 8242.5

FILING # BLK # 1 LOT # 8

NUMBER OF FAMILY UNITS: Single

TAX SCHEDULE NUMBER:
2945-231-15.0028

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Al NoetzelmANN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 759 Kimball Ave

Residence

PHONE: 245-4792

DESCRIPTION OF WORK AND INTENDED USE:

interior Remodel

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: I-2

FLOODPLAIN: YES NO ✓

SETBACKS: F n/a R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: exists

CENSUS TRACT #: 8

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: no additions approved at this time.

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: 10-5-88

APPROVED BY: [Signature]

Al NoetzelmANN
SIGNATURE