

DATE SUBMITTED: 10/31/88

PERMIT # 31699

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

8 X 24

BLDG ADDRESS: 274 Allice Ave

SQ. FT. OF BLDG: 24X32

SUBDIVISION: Sunland

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 23,24 & B

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-25105-0468

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
two

PROPERTY OWNER: WAYMAN JAMES & WANDA BRYAN

USE OF ALL EXISTING BUILDINGS:
House & Storage Bldg

ADDRESS: 274 ALlice Ave

PHONE: 241-4497

DESCRIPTION OF WORK AND INTENDED USE:
New garage And CARPORT

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: RSE-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 3' R 3'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

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.)

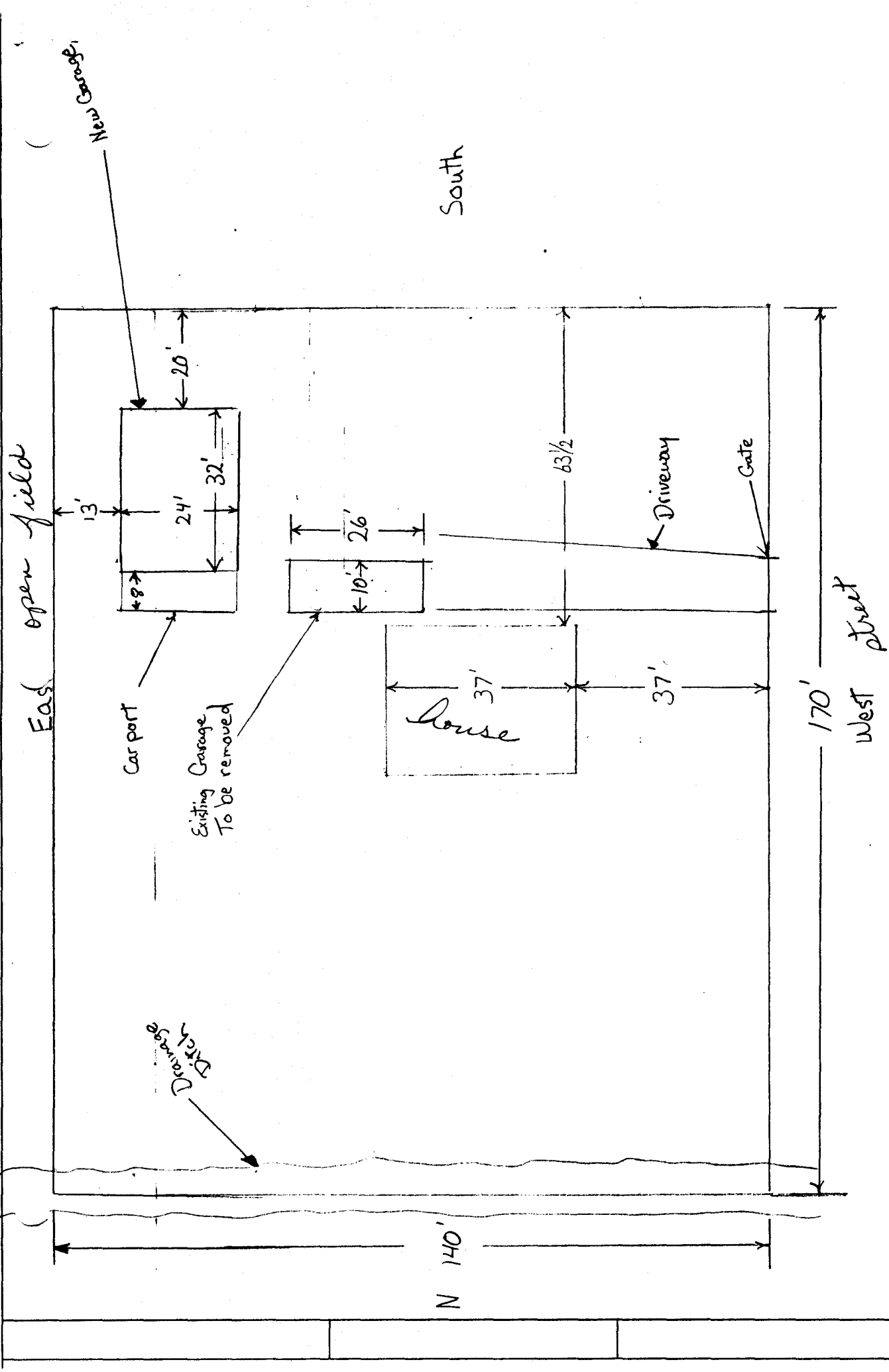
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 10/31/88

APPROVED BY: Arde Witzel

Wanda J. Bryan
SIGNATURE



Approved 10/31/88
 City Planning LLJ