

DATE SUBMITTED: 2-4-88

PERMIT # 29476

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1745 Glenwood Ave

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Elmwood

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-123-25-003

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Don & Vickie Schafer

USE OF ALL EXISTING BUILDINGS:  
\_\_\_\_\_

ADDRESS: 1745 Glenwood Ave.

PHONE: 242-1189

DESCRIPTION OF WORK AND INTENDED USE:  
Extend living room

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: Rmf-64

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 45 S 10 R 20

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 31

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.

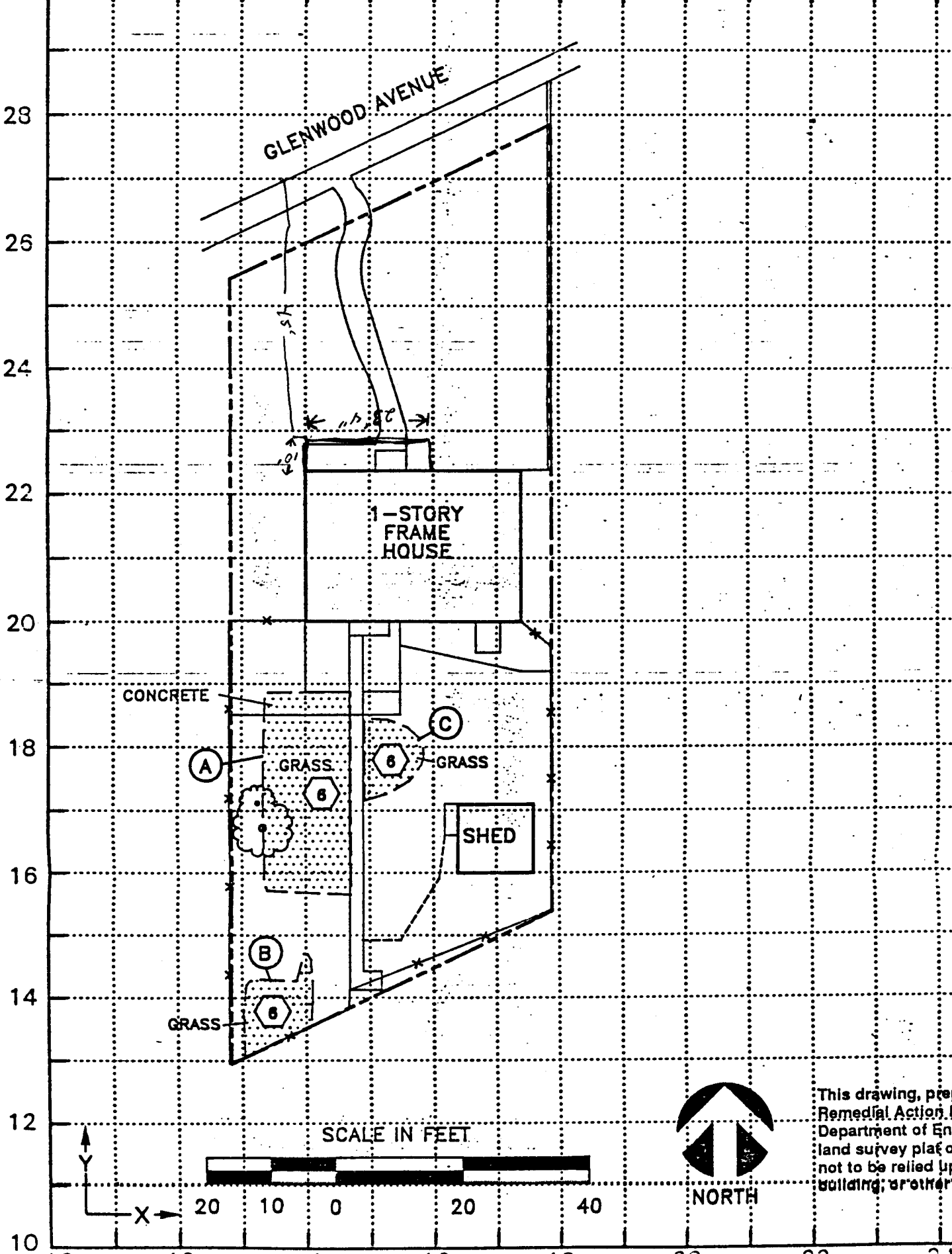
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 2/4/88

APPROVED BY: jo

Don Schafer  
SIGNATURE

10 12 14 16 18 20 22 24



GLENWOOD AVENUE

1-STORY  
FRAME  
HOUSE

CONCRETE

GRASS

GRASS

SHED

GRASS

SCALE IN FEET



NORTH

This drawing, prepared for the Remedial Action Project, is not to be relied upon for any building or other future project. Department of Energy and Environmental Protection.

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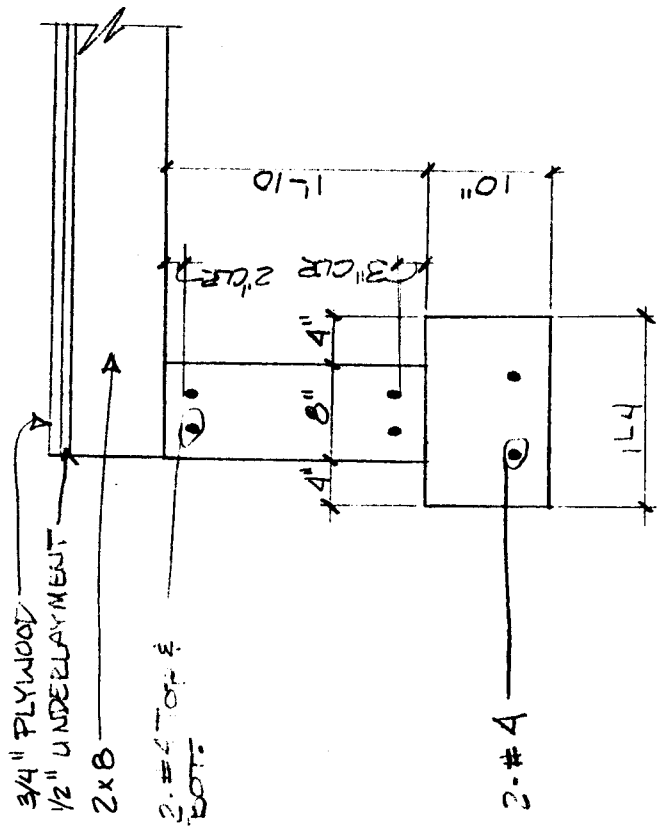
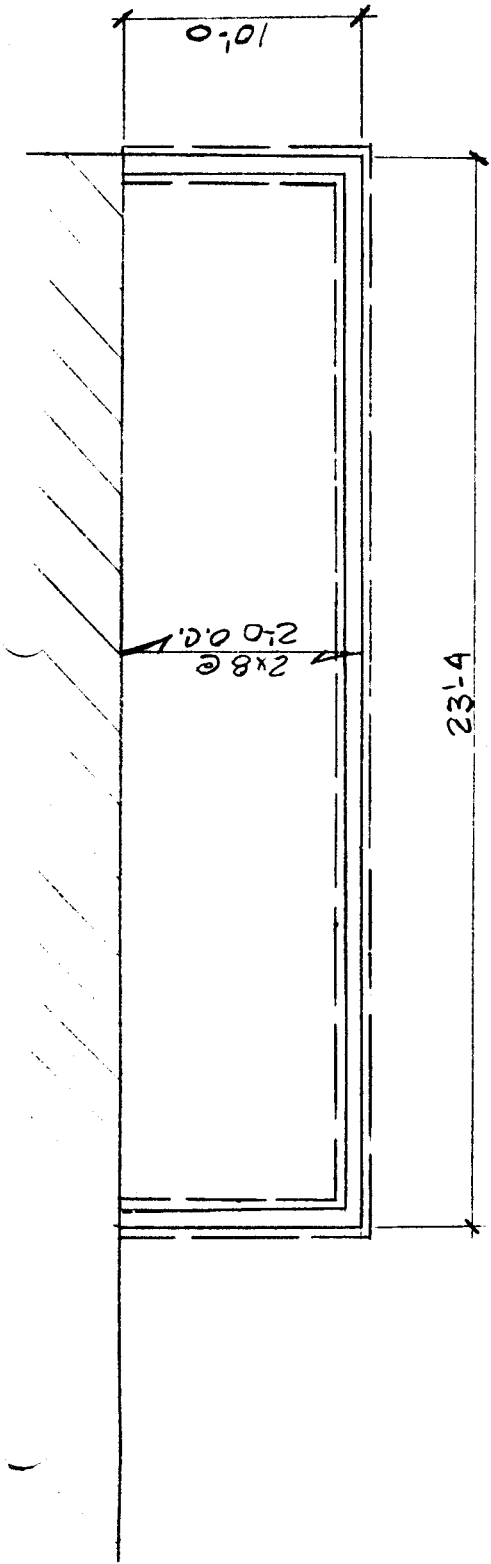
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DON SHAVER  
 1745 GLENWOOD  
 DRAWN BY: SPH