

DATE SUBMITTED: 6/13/88

PERMIT # 30529

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1659 ELM

SQ. FT. OF BLDG: 1250

SUBDIVISION: PARK PLAZA HTS

SQ. FT. OF LOT: 65 X 145.5

FILING # _____ BLK # 1 LOT # 4

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-123-24-004

2

PROPERTY OWNER: W.S. BRITTON

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1728 N 19TH ST

duplex

PHONE: 243-5613

DESCRIPTION OF WORK AND INTENDED USE:

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

REPAIR FIRE DAMAGE

FOR OFFICE USE ONLY

NE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F replace to existing foot print S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: not performing work

damaged to < 50% of value - may be repaired as per 4-9-1D.

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: 6/13/88

APPROVED BY: Kathy Portner

Walter S. Britton
SIGNATURE