

DATE SUBMITTED: 1-14-88

PERMIT # 29410

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 340 GRAND AVE.

SQ. FT. OF BLDG: 1,200

SUBDIVISION: _____

SQ. FT. OF LOT: 7,250

FILING # _____ BLK # 75 LOT # 22+23

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-142-39-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
one

PROPERTY OWNER: Noel + Karen ANDRUSS

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 1917 Wingate Dr. GJ, 681503

PHONE: 241-5111

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

DESCRIPTION OF WORK AND INTENDED USE:
Remodel interior + build new steps and sidewalks in front entrance of building

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 34

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 3

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

C.O. released 6-1-88 W.S.

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 OMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 1-14-88

Noel E. Andrus
SIGNATURE

APPROVED BY: Linda