

DATE SUBMITTED: 1-4-88

PERMIT # 29414

FEE # 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2805 HALL Ave

SQ. FT. OF BLDG: 240 sq ft

SUBDIVISION: VIRGINIA

SQ. FT. OF LOT: 78 x 113

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 006

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-073-12-006

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Raymond W. Nichols

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2805 HALL Ave

Home

PHONE: 343-9755

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

DESCRIPTION OF WORK AND INTENDED USE:

12 x 20 Storage Unit

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### FOR OFFICE USE ONLY

ZONE: RPF-8

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

SETBACKS: F 20' S 3' R 3'

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 2B

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 1-4-88

APPROVED BY: [Signature]

Raymond W. Nichols  
SIGNATURE

Fence

15ft

3ft

20ft

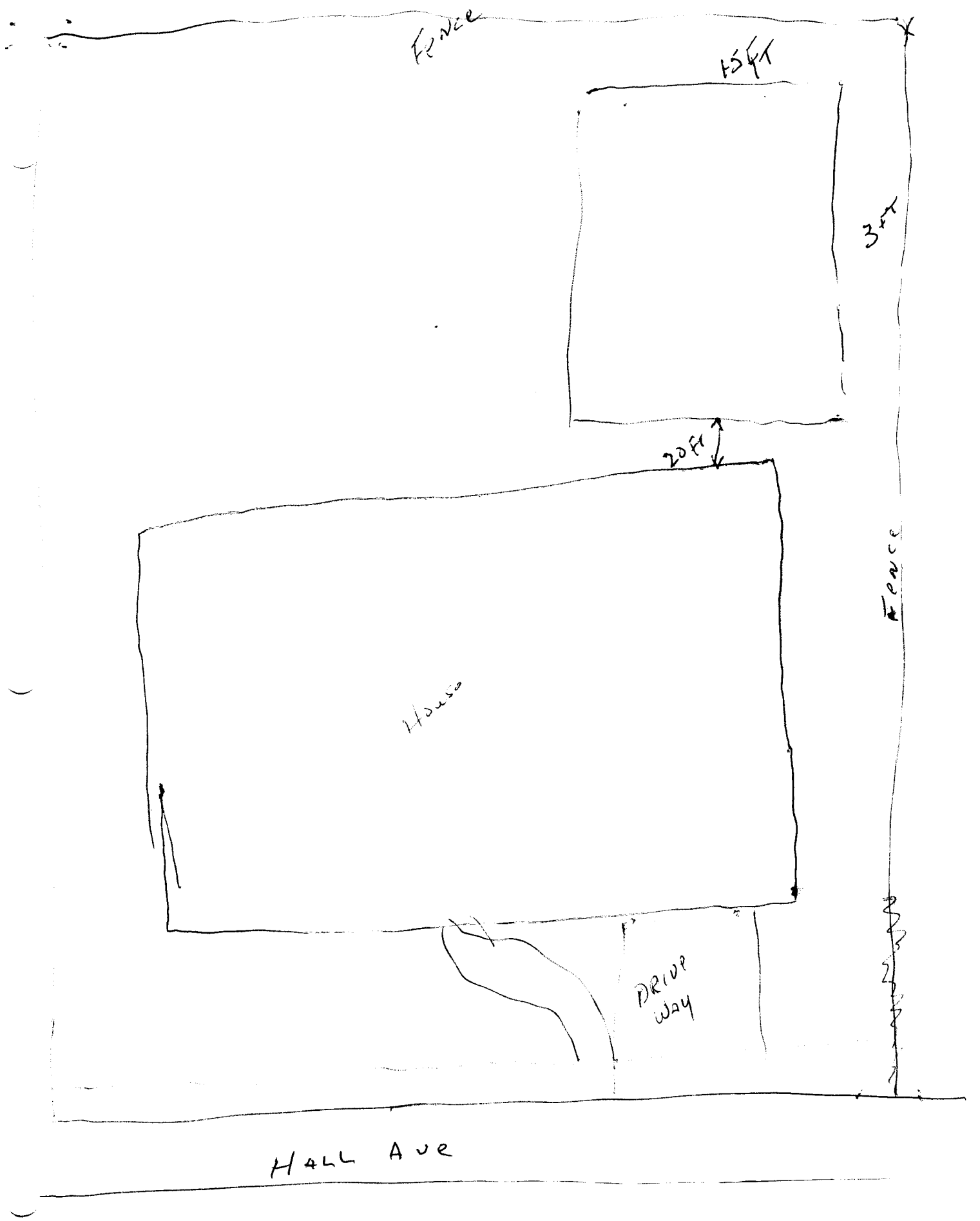
House

DRIVE  
WAY

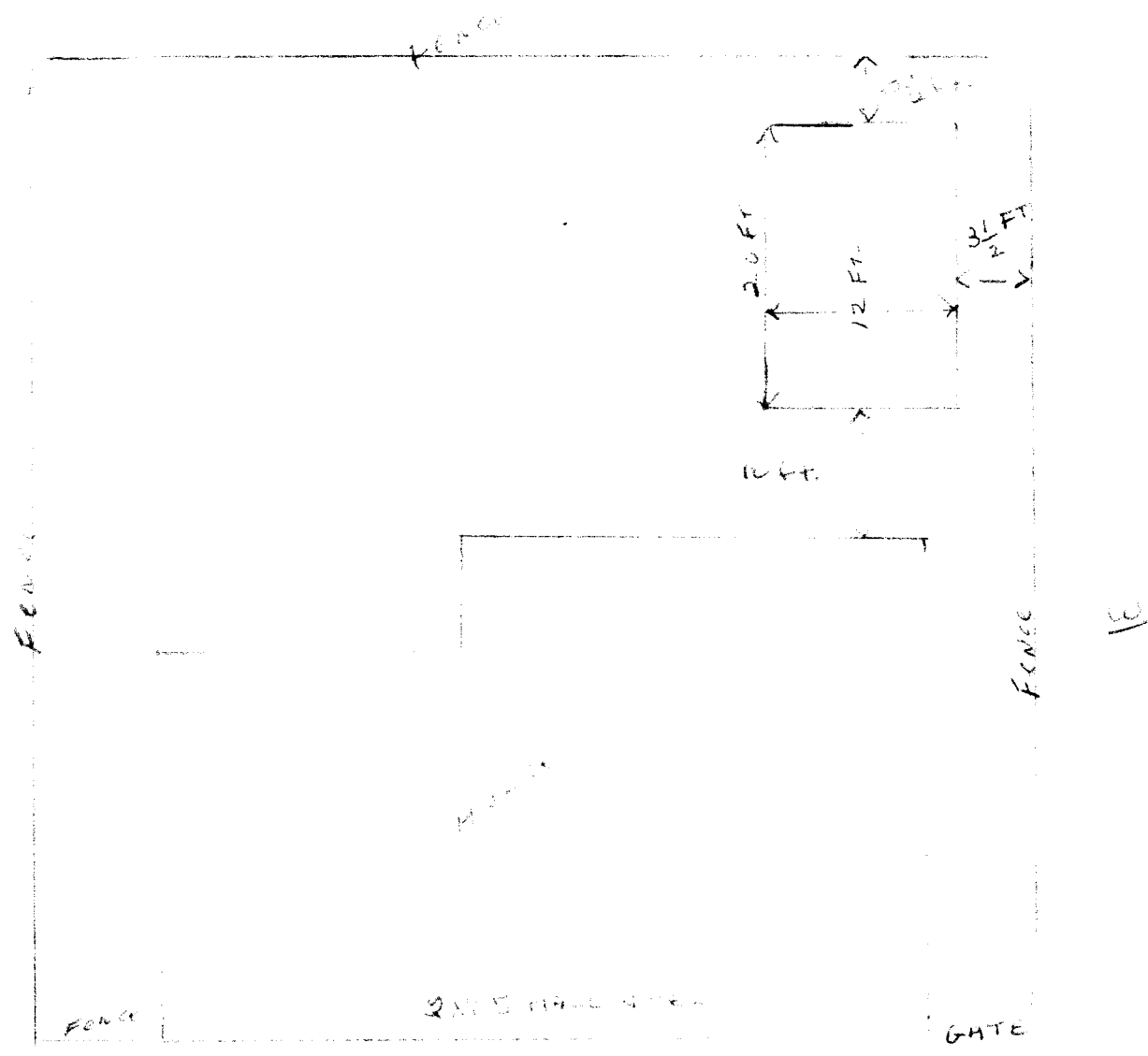
Fence

HALL AVE

N



E



SIDEWALK

- N -

Revised  
1/7/88