

DATE SUBMITTED: 2/10/88

PERMIT # 29498

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 329 Ouray

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: 50' x 125'

FILING # _____ BLK # 75 LOT # 7-8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-142-39-004

2

PROPERTY OWNER: David Singletary

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 329 Ouray

house/museum, garage

PHONE: 245-6734

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:

interior remodel - museum cubic museum

FOR OFFICE USE ONLY

ZONE: RME-64

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50 S 10 R 20

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 3-4

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: lawn in

SPECIAL CONDITIONS: Museum is an

front & back

allowed use in RME-64 as per Use/Zone Matrix

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 AND 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: 2/10/88

APPROVED BY: Kathy Pedone

David Singletary Jr.
SIGNATURE

ccil

Golf

Grass

4-5

Grass

Cars
park

House

Driveway

Walk

Grass

Sidewalk

27 Jersey

S. Street

10