

DATE SUBMITTED: 11/10/88

PERMIT # 31826

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 245 Park Dr.

SQ. FT. OF BLDG: 24 x 26

SUBDIVISION: Park Lane Sub

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

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

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-112-13-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Jim Bonella

USE OF ALL EXISTING BUILDINGS:  
Residence

ADDRESS: 245 Park Dr.

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
Garage

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

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: RSF-5

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

SETBACKS: F 20' S 3' R 10'

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 25

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

TRAFFIC ZONE: 4

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

SPECIAL CONDITIONS: Bob Hartzel  
Yield Along F Road considered rear yard  
therefore side yard setback 3 feet  
#188-8

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.

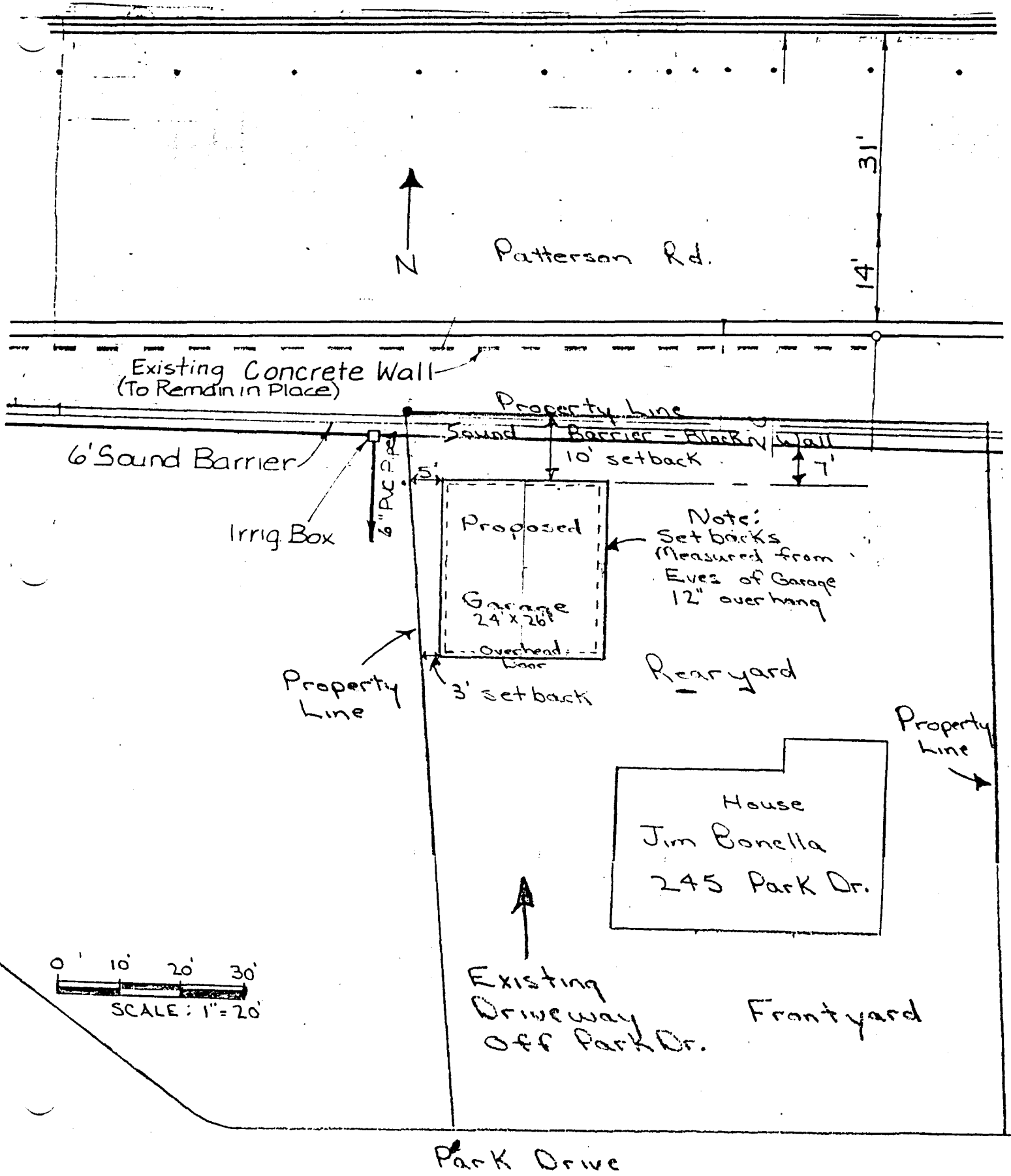
DATE APPROVED: 11/10/88

APPROVED BY: Andi Hartzel

[Signature]  
SIGNATURE

# GARRETT WALKER CONSTRUCTION

GENERAL CONTRACTOR



897 24 ROAD

GRAND JUNCTION, COLORADO 81505  
(303) 241-9020