

DATE SUBMITTED: 10-24-88

PERMIT # 31602

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2632 Patterson Rd

SQ. FT. OF BLDG: 100 #

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-02340-040

PROPERTY OWNER: Jim & Linda Dunn

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2632 Patterson Rd

Home

PHONE: _____

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.

Garage Addition

FOR OFFICE USE ONLY

NE: RSF-4

FLOODPLAIN: YES _____ NO

SETBACKS: F 75 S 7 R 30'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES RD: _____

TRAFFIC ZONE: 23

LANDSCAPING/SCREENG: _____

SPECIAL CONDITIONS: maintain

Reconstruction At ROW on Patterson City's building Garage 20 feet from property line to structure

ANY MODIFICATION 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 INTEND TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-24-88

APPROVED BY: John A. Hutzler

Art Butts
SIGNATURE



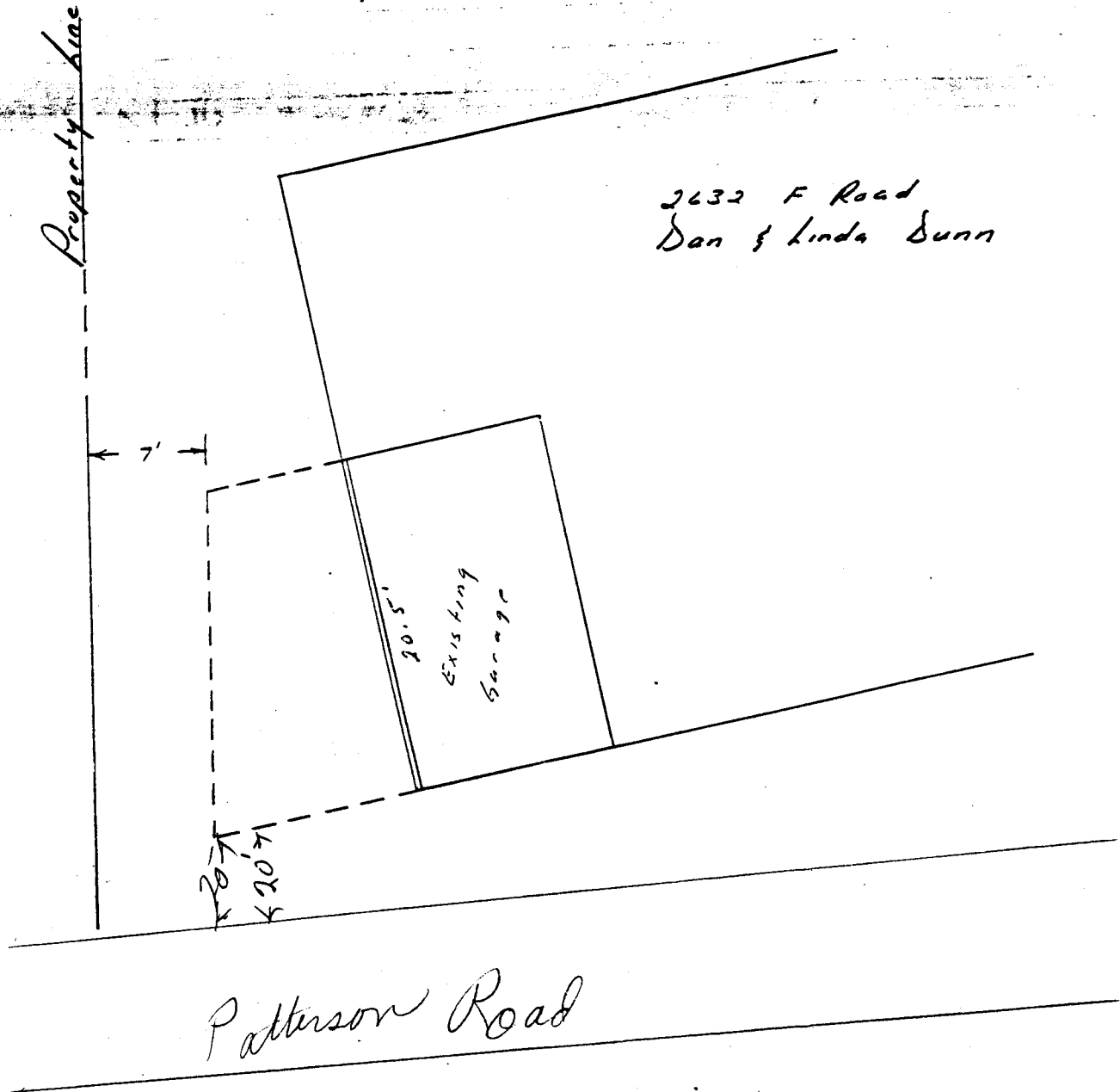
CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

GJ

PROJECT: _____

SUBJECT: _____

DATE _____ : BY _____ : FILE NO. _____ : SHEET _____ OF _____



Approved LW, City Planning
10-24-88