

DATE SUBMITTED: 10-18-89

PERMIT # 34453

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1715 N. 1ST

SQ. FT. OF BLDG: 3784

SUBDIVISION: - NONE -

SQ. FT. OF LOT: 37,2964

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:
2945-104-00-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
4

PROPERTY OWNER: Walter Ramsey

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1715 N. 1ST ST.

2 houses, 2 carports

PHONE: 242-4903 (John Groves)

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: R3F-5

FLOODPLAIN: YES _____ NO

SETBACKS: F NA S 3' R 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: replace garage that burned

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.

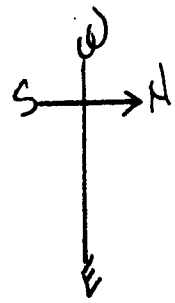
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-18-89

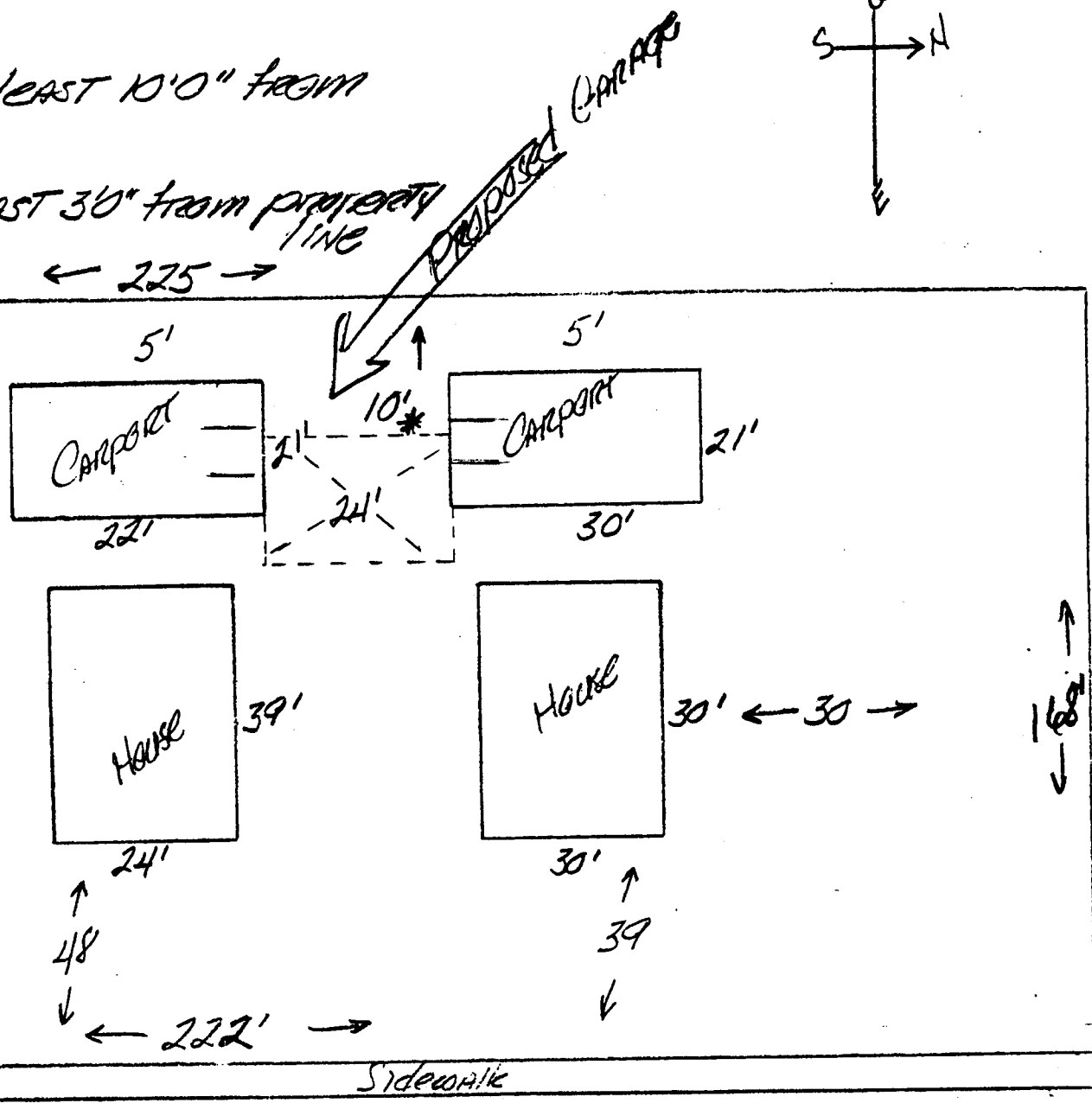
APPROVED BY: Andr. Weber

[Signature]
SIGNATURE

* GARAGE WALL MUST BE AT LEAST 10'0" FROM "fence" PROPERTY LINE.
 * GARAGE EYE MUST BE AT LEAST 30" FROM PROPERTY LINE
 * NO DRIPWALL NECESSARY



EISENMAN CONSTRUCTION
 P. O. Box 1530
 Palisade, CO 81526



ACCEPTED 10-18-89 W
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1ST STREET

ORCHARD AVE.