

DATE SUBMITTED: 6/9/89

PERMIT # 33210

FEE \$15.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2040 North 15th

SQ. FT. OF BLDG: 169 SQ feet

SUBDIVISION: Lutkiewicz

SQ. FT. OF LOT: —

FILING # — BLK # — LOT # —

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-122-05-014

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Joe Radomski

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 2040 North 15th

PHONE: 241-1387

DESCRIPTION OF WORK AND INTENDED USE:
bedroom addition

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

FOR OFFICE USE ONLY

NE: RSF-8

FLOODPLAIN: YES — NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: —

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.)

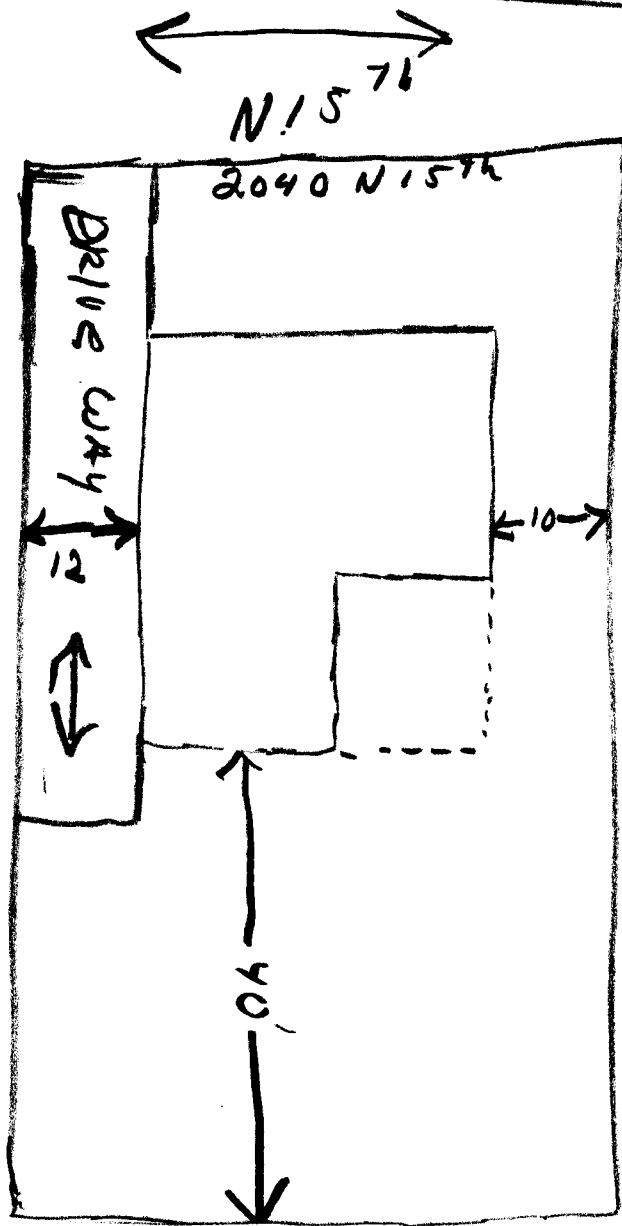
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 6/9/89

APPROVED BY: Ann D. Weitzel

Joe Radomski
SIGNATURE



ACCEPTED 6/9/89 LW
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.