

DATE SUBMITTED: 5/8/89

PERMIT # 32906

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1240 N 16th

SQ. FT. OF BLDG: 480

SUBDIVISION: Parkplace Heights

SQ. FT. OF LOT: 6250 sq'

FILING #      BLK #      LOT #     

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-123-24-026

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Linda Bethka

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1240 N 16th

add. Hm - RESIDENTIAL

PHONE: 243-3000 (representative contractor)

DESCRIPTION OF WORK AND INTENDED USE:  
addition / residential bedrooms

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

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**FOR OFFICE USE ONLY**  
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ZONE: RSF-8

FLOODPLAIN: YES      NO

SETBACKS: F 45' S 5' R 15'

GEOLOGIC HAZARD: YES      NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS:     

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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.

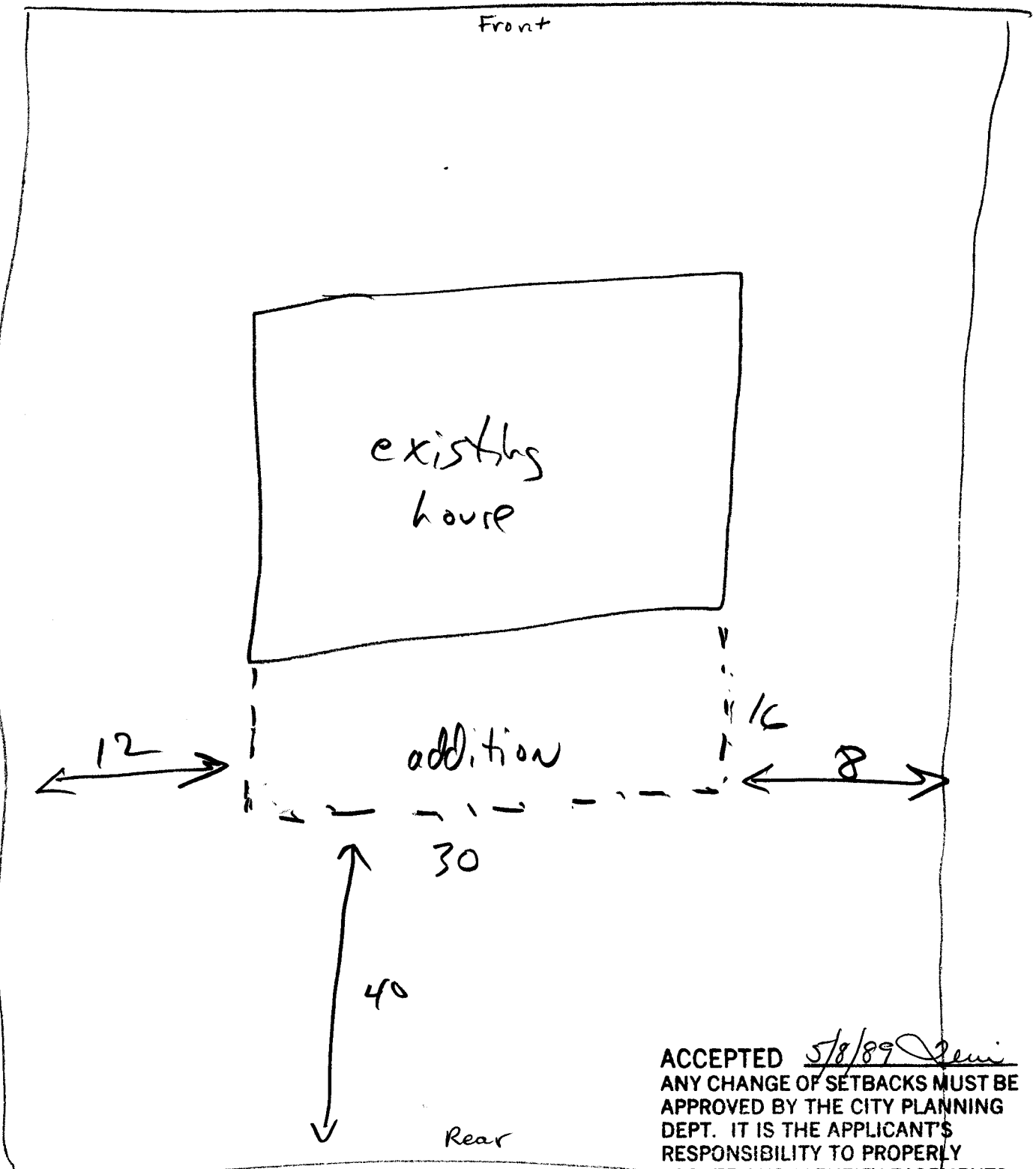
DATE APPROVED: 5/8/89

504125

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

N 16th



ACCEPTED 5/8/89 *Jemi*  
 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

alley