

DATE SUBMITTED: 7-26-89

PERMIT # 33551

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1610 N. 20<sup>th</sup> ST.

SQ. FT. OF BLDG: 126.5 Sq. Ft.

SUBDIVISION: DEL MAR PARK REFILE

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

FILING # \_\_\_\_\_ BLK # 2 LOT # 7

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2745-124-13-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
4

PROPERTY OWNER: JAMES W. AND ELIZABETH EMERY

USE OF ALL EXISTING BUILDINGS:  
Residence

ADDRESS: 1610 N. 20<sup>th</sup> ST.

PHONE: 242-4637

DESCRIPTION OF WORK AND INTENDED USE:  
STORAGE SHED

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**

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: \_\_\_\_\_

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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 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 AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-26-89

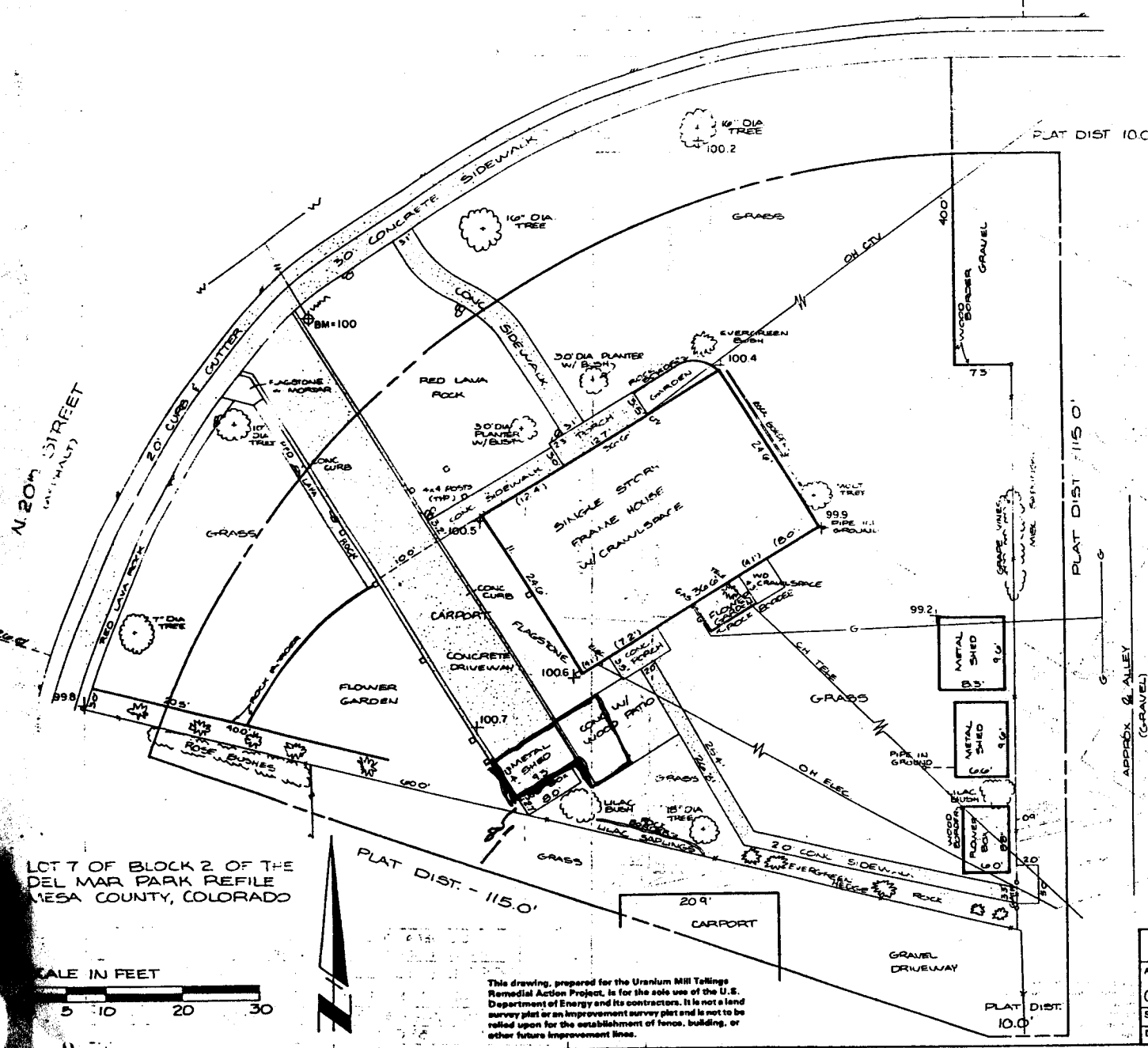
APPROVED BY: Linda Witzel

James W. Emery  
SIGNATURE  
# 3101 check

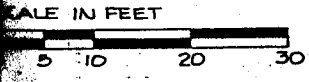
MESA AVENUE  
(ASPHALT)

260.11

ACCEPTED 7/24/89 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.



LOT 7 OF BLOCK 2 OF THE  
 DEL MAR PARK REFILE  
 MESA COUNTY, COLORADO



This drawing, prepared for the Uranium Mill Tailings  
 Remedial Action Project, is for the sole use of the U.S.  
 Department of Energy and its contractors. It is not a land  
 survey plat or an improvement survey plat and is not to be  
 relied upon for the establishment of fence, building, or  
 other future improvement lines.

U.S. DEPARTMENT OF ENERGY GRAND JUNCTION PROJECT OFFICE, COLORADO		DDE ID NO GJ-01381-R3
ADDRESS 1610 N. 20th STREET GRAND JUNCTION, COLORADO		ALLIED Grand Junction, Colorado
SURV. TJ / 7-15-85	DRAFT KS / 7-17-85	CK GAF 7-17-85
DRAWING NO. 3-CB30-F1		SHEET 1 OF 1