

DATE SUBMITTED: MAY 22ND/89

PERMIT # 33610

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 485 28 1/2 RD.

SQ. FT. OF BLDG: 648 SQ. FT.

SUBDIVISION: _____

SQ. FT. OF LOT: 8,827 SQ. FT.

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2943-182-00-029
PROPERTY OWNER: JOSEPH W. EATON AND DOBIS N. GRAMBERGER

1

ADDRESS: 485 28 1/2 RD

USE OF ALL EXISTING BUILDINGS: _____

PHONE: 242-1865

RESIDENTIAL

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.

NEW 18' X 36' GARAGE

FOR OFFICE USE ONLY

ZONE: RF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 39

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.

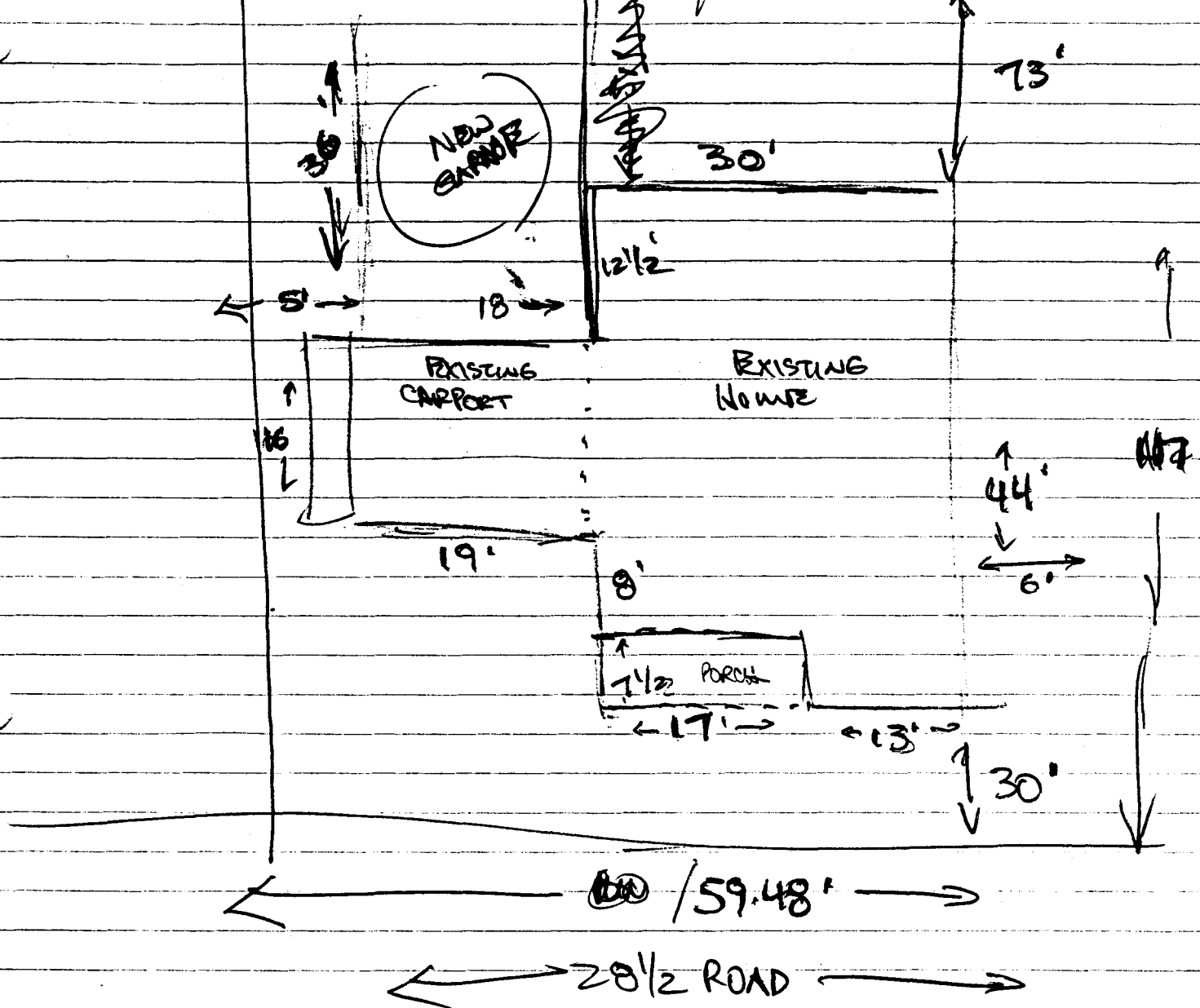
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/22/89

C. J. Woods
SIGNATURE

APPROVED BY: Kathy Portner

JOSEPH W. COTTON / 485 28 1/2 RD.
 DORIS N. GRAUBER



ACCEPTED *RP 5/22/89*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

RESIDENTIAL
~~COMMERCIAL ZONE~~
 NON-CONFORMING USE
~~5' FROM~~ PROPERTY LINE
 5' FROM
 (IF ATTACHED TO HOME)