

DATE SUBMITTED: 9/7/89

PERMIT # 33959

FEE on charge

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 491 28 1/2 Rd

SQ. FT. OF BLDG: ~12' x 24'

SUBDIVISION: ~~2943-182-00-025~~

SQ. FT. OF LOT: ~72' x 170'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-182-00-025

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Lee Kelley

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 489 1/2 28 1/2 Rd

vacant house

PHONE: 243-0211

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.

add on to existing foundation for future construction of a garage

FOR OFFICE USE ONLY

NE: C 2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 40 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: existing

* SPECIAL CONDITIONS: Clearance for foundation only - Special Use Permit required for Ambulatory Service Use.

* will be reviewed in special use

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.)

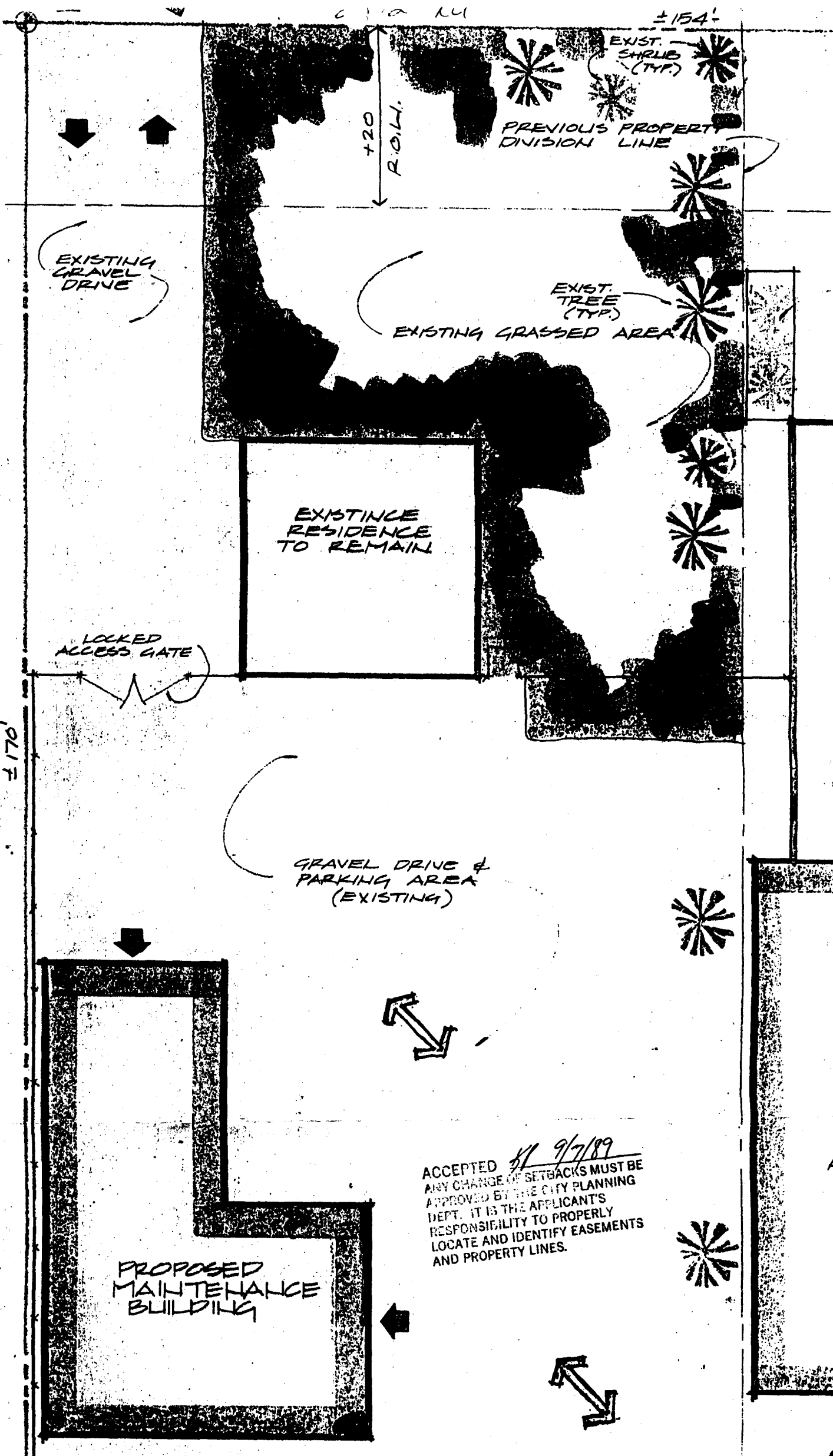
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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 PLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9/7/89

[Signature]
SIGNATURE

APPROVED BY: Kathy [Signature]



ACCEPTED 8/1 9/7/89
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.

PROPOSED
MAINTENANCE
BUILDING

EXISTING
GRVEL
DRIVE

PREVIOUS PROPERTY
DIVISION LINE

EXIST.
SHRUB
(TYP.)

EXIST.
TREE
(TYP.)

EXISTING GRASSED AREA

EXISTENCE
RESIDENCE
TO REMAIN

LOCKED
ACCESS GATE

GRAVEL DRIVE &
PARKING AREA
(EXISTING)

±170'

+20'
R.O.W.

±154'