

DATE SUBMITTED: 8/29/89

20' alley PERMIT # 33881

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 620 Chipita ave

SQ. FT. OF BLDG: ~2500 sq ft

SUBDIVISION: City of Grand Jct

SQ. FT. OF LOT: 50' x 125'

FILING # _____ BLK # 50 LOT # 26827

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-142-30-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: The Resource Center Inc.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1129 Colorado Ave

4 unit apt & detached garage

PHONE: 243-0190

DESCRIPTION OF WORK AND INTENDED USE:

Interior remodel & enclose stairway

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

FOR OFFICE USE ONLY

ONE: RMP-64

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 10 R 20

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 3

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: existing

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.

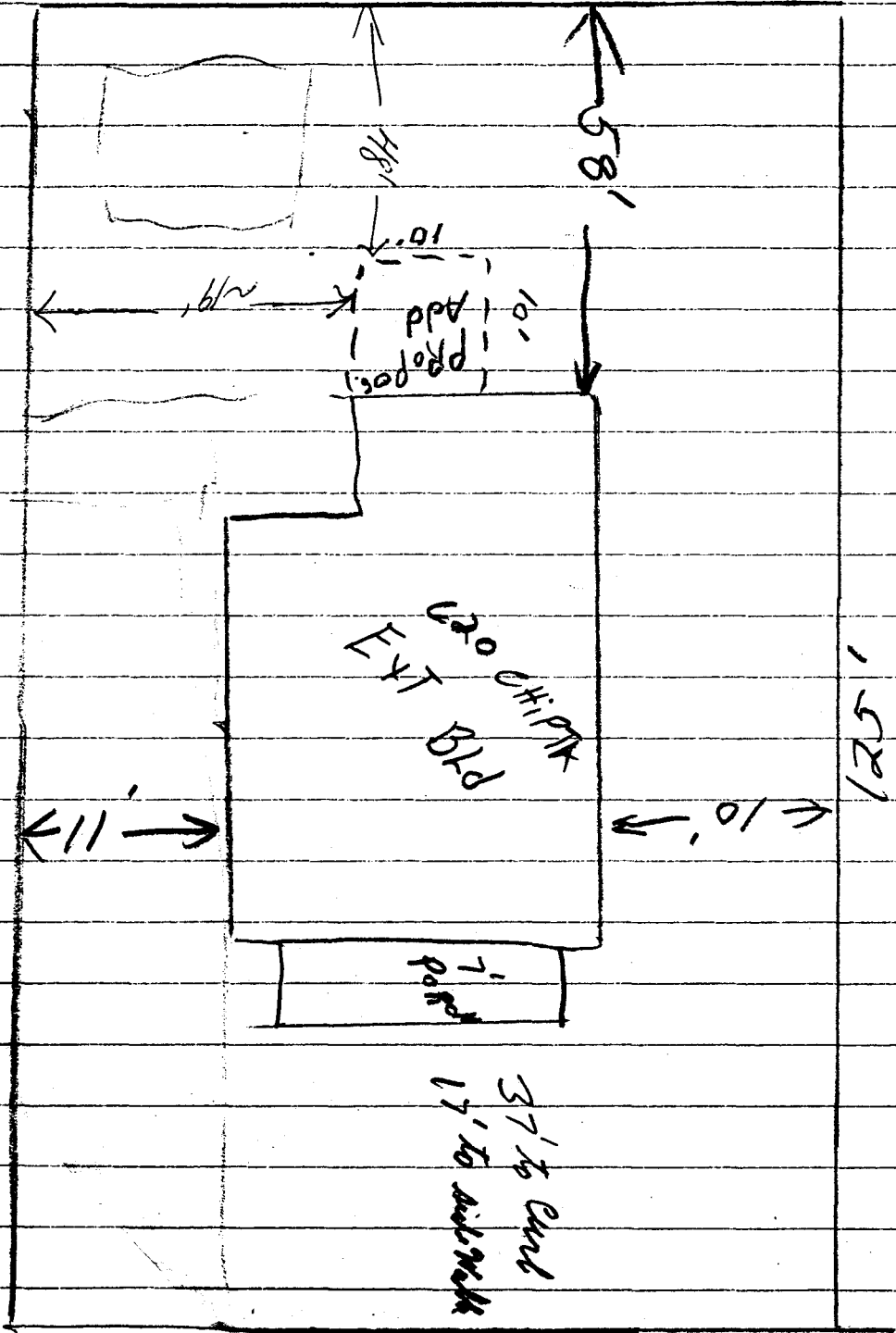
DATE APPROVED: 8/29/89

APPROVED BY: Kathy Portman

Le Roy Jensen
SIGNATURE

ALLEY

NTH



50'

CHIPITA AVE

ACCEPTED

RP 8/29/89

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.