

DATE SUBMITTED: 9/12/89

PERMIT # 33963

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 747 Colorado Ave.

SQ. FT. OF BLDG: 5 1/2' x 22'

SUBDIVISION: City of G.J.

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

FILING # \_\_\_\_\_ BLK # 128 LOT # 16-17

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-144-29-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
3

PROPERTY OWNER: Kleon L. Schurr

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 747 Colorado Ave.

home, storage, shop

PHONE: 242-0469

DESCRIPTION OF WORK AND INTENDED USE:  
bathroom addition

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

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 40' <sup>from centerline</sup> S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 2

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: bathroom addition is allowed for a non-conforming use

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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.)

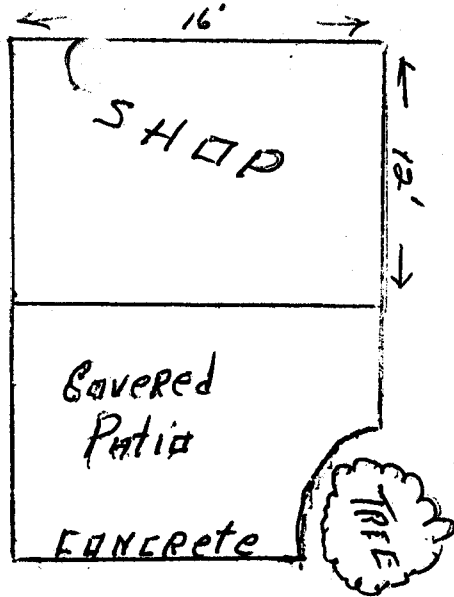
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9/12/89

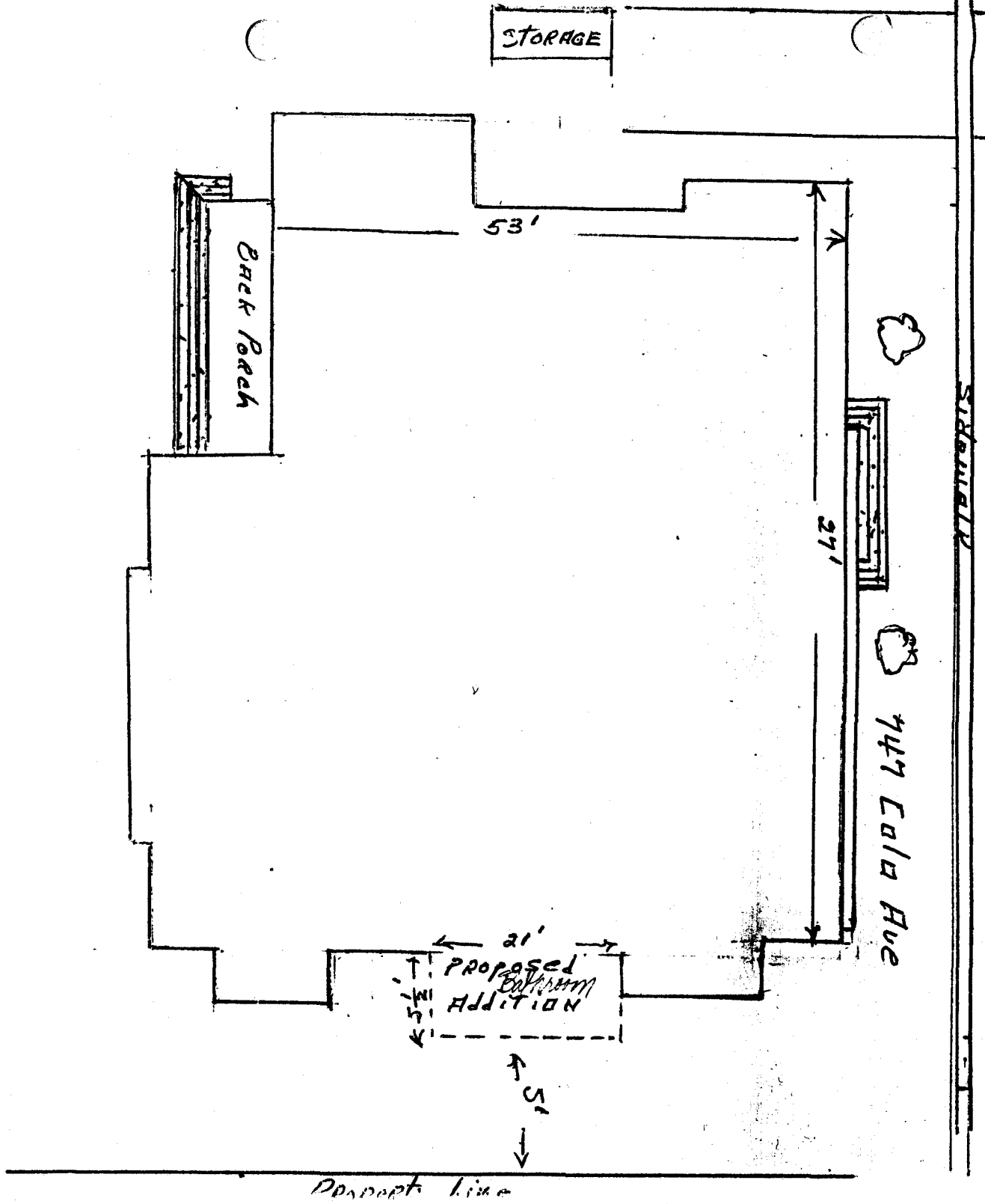
APPROVED BY: Kathy Portman

Kleon L. Schurr  
SIGNATURE



ACCEPTED *SP 9/12/89*  
 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.

*Alley*



Colorado Ave

SIDEWALK

447 Cold Ave

Property Line