

DATE SUBMITTED: 12-19-89

1631
PERMIT # 24804

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1001 Colo

SQ. FT. OF BLDG: 15x6 8x16

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945 144 26 002

1

PROPERTY OWNER: Modesto Galvan

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 3002 Hwy 6 + 24

Live IN

PHONE: _____

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 to home

FOR OFFICE USE ONLY

ZONE: B-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 45' S 10' R 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: 10' ST 40' E

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.

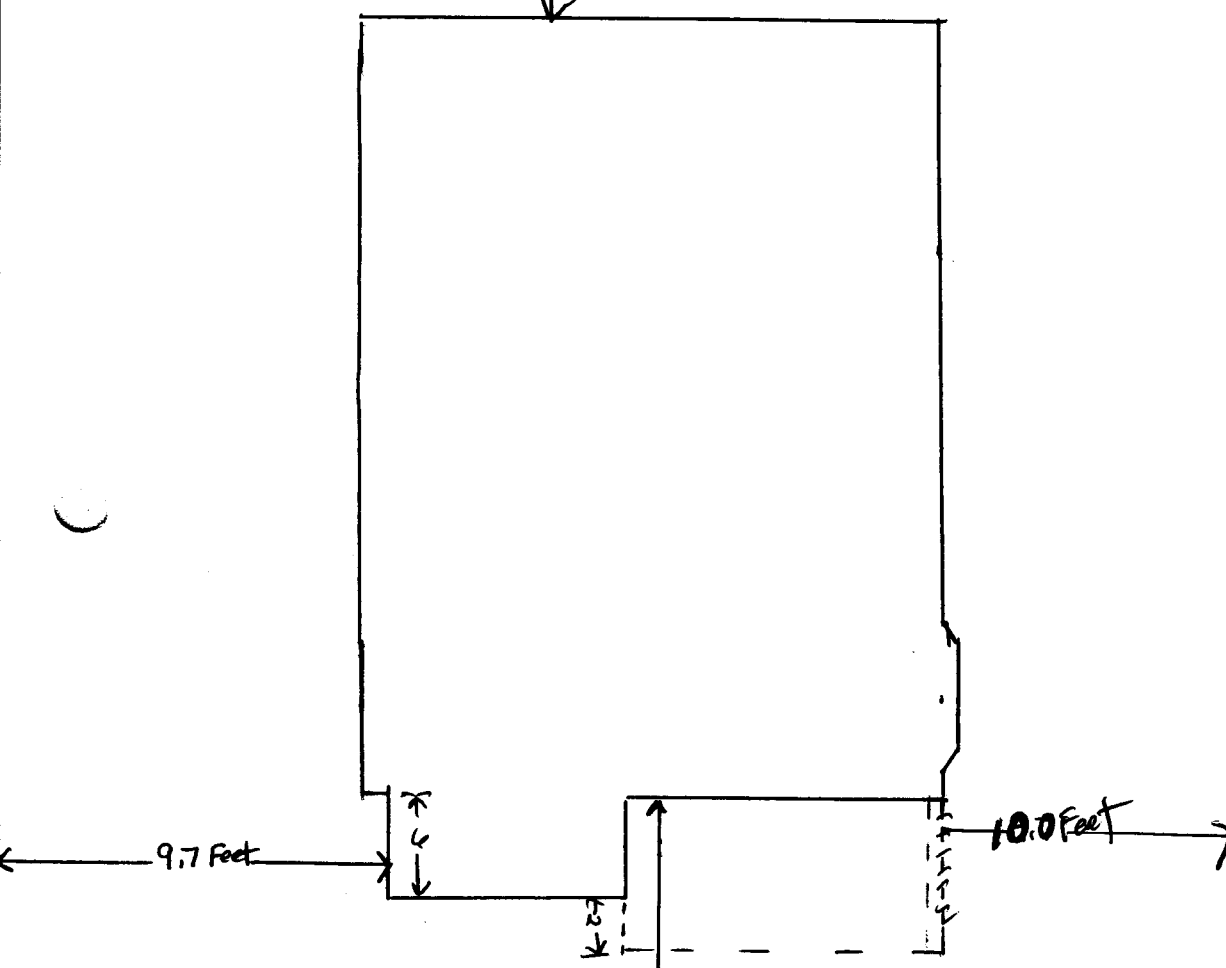
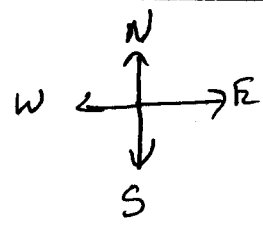
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12-19-89

APPROVED BY: Anita Wertz

Modesto Galvan
SIGNATURE

Property line



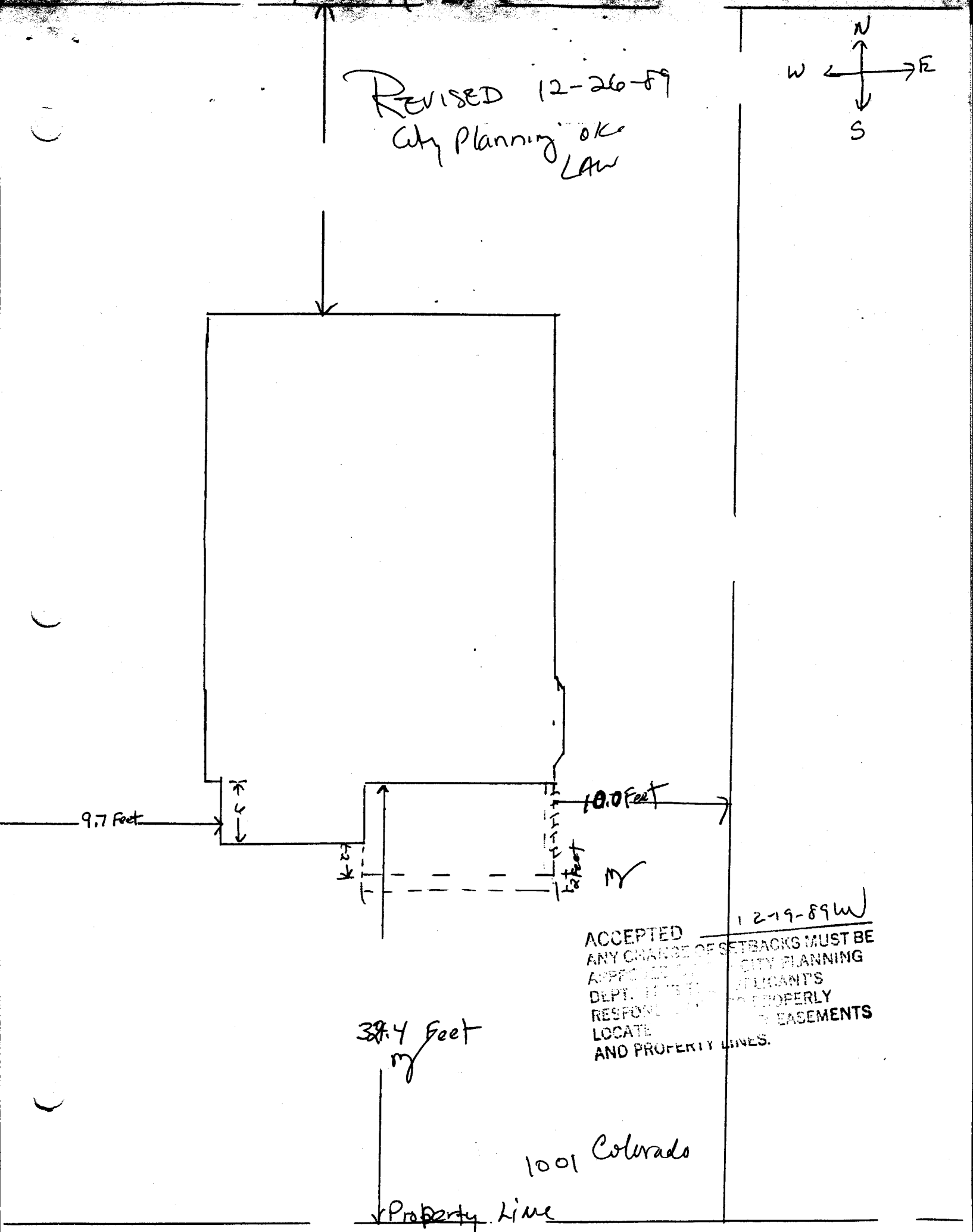
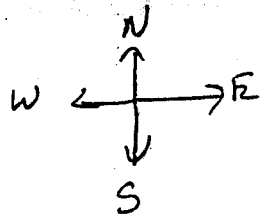
ACCEPTED 12-19-89 W
 ANY CHANGE OF USE
 APPROVED BY THE
 DEPT. OF PLANNING
 RESPECTING THE
 LOCAL ZONING
 AND PROVISIONS

MUST BE
 APPROVED BY THE
 DEPT. OF PLANNING
 RESPECTING THE
 LOCAL ZONING
 AND PROVISIONS

34.4 Feet

Property line

REVISED 12-26-89
City Planning OK
LAW



12-19-89W
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND PROPERTY LINES.
EASEMENTS