

DATE SUBMITTED: 4/14/89

PERMIT # 32716

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1933 Elm Ave

SQ. FT. OF BLDG: Present House 1875
~~5105~~

SUBDIVISION: Arcadia Village

SQ. FT. OF LOT: 5,625

FILING # _____ BLK # 2 LOT # 4
+ 13' Lot 3

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER: 2945-124-15009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: House

PROPERTY OWNER: Ed D/WINE

USE OF ALL EXISTING BUILDINGS: Single Family Res.

ADDRESS: 1933 Elm Ave

PHONE: 243-6160

DESCRIPTION OF WORK AND INTENDED USE: New 24x24 BIK Garage 576 sq ft.

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

NE: R5F8

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: built on rear half of parcel

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.)

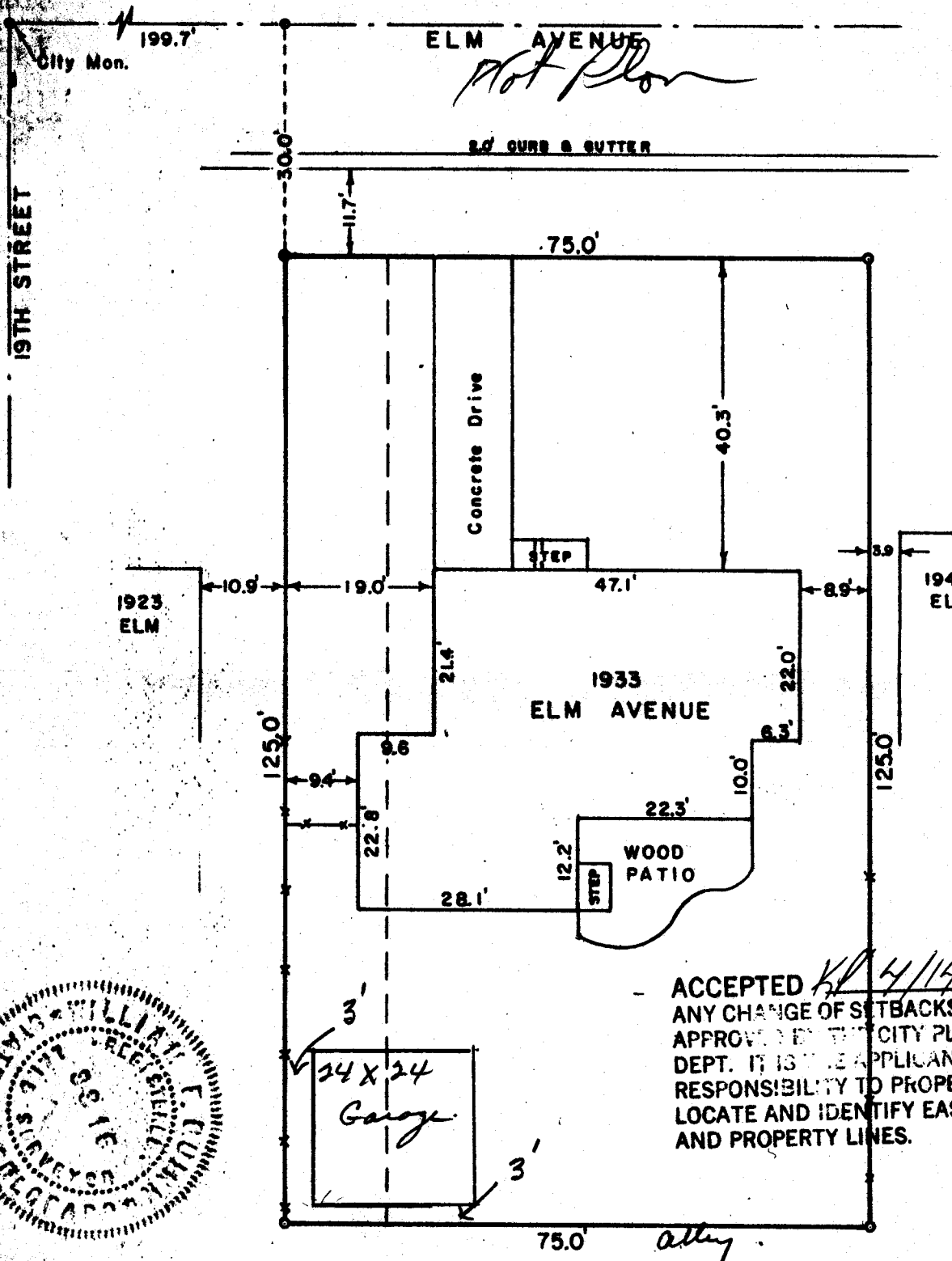
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4/14/89

APPROVED BY: Kathy Porter

John Edwards
SIGNATURE



ACCEPTED *4/14/89*
 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.

This is to certify that on this 6th day of July, 1966,
 I supervised a survey of East 13 ft of Lot 3, & all of Lot 4, Block 2,
Arcadia Village - Refile, City of Grand Junction County
of Mesa, State of Colorado, and found the house and
other improvement to be located entirely within
 the boundary lines of the above described property as
 shown on this plat. The location and dimensions of all
 buildings, improvements, easements, and rights of way in
 evidence or known to me, and encroachments by or on the
 premises are accurately shown

William J. Dennis
 Registered Land Surveyor

WESTERN ENGINEERS INC	
IMPROVEMENT PLAT	
1933 ELM AVENUE	
LOT 4 & E. 13 FT. LOT 3 - BLK. 2	
ARCADIA VILLAGE - REFILE	
GRAND JUNCTION, COLORADO	
SURVEYED	<i>P.M.A.</i>
DRAWN	<i>F.F.F.</i>
GRAND JCT. COLO.	7/7/66