

DATE SUBMITTED: 10-13-89

PERMIT # 34237

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 804 Glenwood Ave

SQ. FT. OF BLDG: 16' x 24'

SUBDIVISION: Rose Park Subdivision

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 93 LOT # 18

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:  
2945-114-17-017

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
one

PROPERTY OWNER: George T. Ryan

USE OF ALL EXISTING BUILDINGS:  
Home

ADDRESS: 804 Glenwood

PHONE: 243 2297

DESCRIPTION OF WORK AND INTENDED USE:  
Garage

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

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### FOR OFFICE USE ONLY

ZONE: RSL-8

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

SETBACKS: F 20 ft S 3' R 3'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 5

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Sidyard will be 5 or 3 feet and rearline will be no closer to side line than 3 feet

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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.

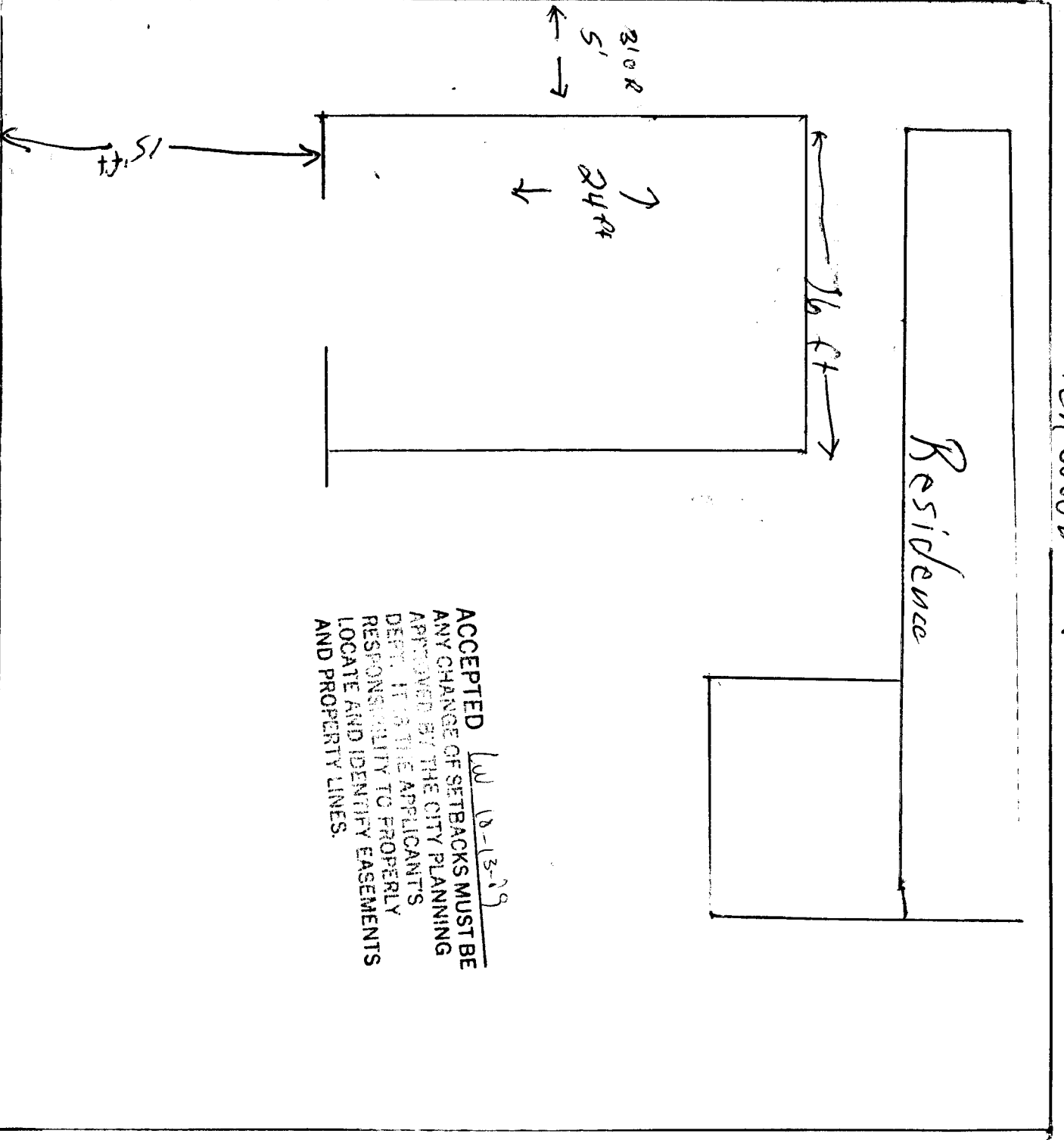
DATE APPROVED: 10-13-89

APPROVED BY: Amela Witzel

George T. Ryan  
SIGNATURE

Glenwood Ave

Residence



ACCEPTED W 12-13-19  
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.

PAJLEY