

DATE SUBMITTED: 9/26/89

PERMIT # 34077

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 402 W. Grand ave;

SQ. FT. OF BLDG: 450 sq ft

SUBDIVISION: _____

SQ. FT. OF LOT: 12,500 sq ft

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:
2945-151-00-081

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
house

PROPERTY OWNER: Frank Maldonado

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 402 W. Grand ave;

PHONE: 243-7309

DESCRIPTION OF WORK AND INTENDED USE:
Build Two Bed Room and Bath Room ^{up}stair

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

FOR OFFICE USE ONLY

ZONE: RMF-64

FLOODPLAIN: YES _____ NO

SETBACKS: F 45 S 10 R 20

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 9

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 9/26/89

APPROVED BY: [Signature]

Frank Maldonado
SIGNATURE

Electric phone

(EAST)

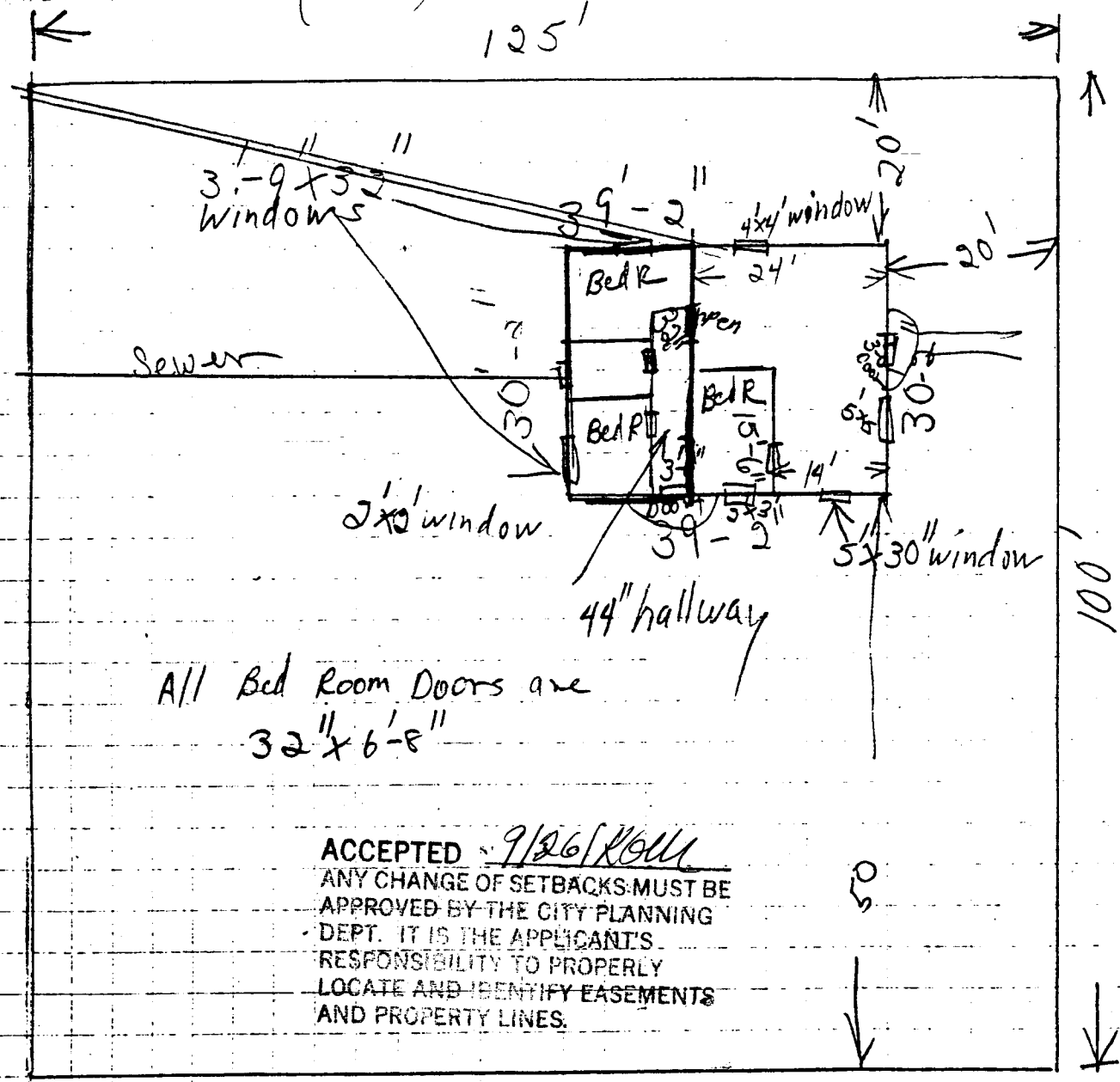
GRD Jct Co. E1505

Vine St.

Corner hou

125'

3-4
qll m
Removed
By MAY



NORTH ALLEY 100'

Sewer

2' x 0' window

44" hallway

5' x 30" window

All Bed Room Doors are
32" x 6'-8"

ACCEPTED 9/26/2011
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.

West Grand Avenue

South

West

50

100'