

DATE SUBMITTED: 10/3/89

PERMIT # 34146

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1320 GRAND AVE.

SQ. FT. OF BLDG: 18x20

SUBDIVISION: Dundee Place

SQ. FT. OF LOT: _____

FILING # _____ BLK # 5 LOT # 27-28

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-132-21-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: MARY LEE BETHEL

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1320 GRAND AVE

PHONE: 243 9734

DESCRIPTION OF WORK AND INTENDED USE:
18 x 20 GARAGE

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

ZONE: RSF-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 S 3 R 10

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 7

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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.

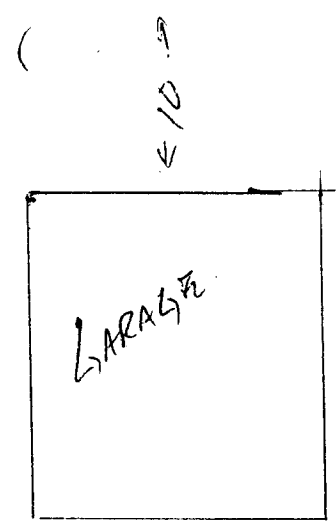
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/3/89

APPROVED BY: Karley Metzger

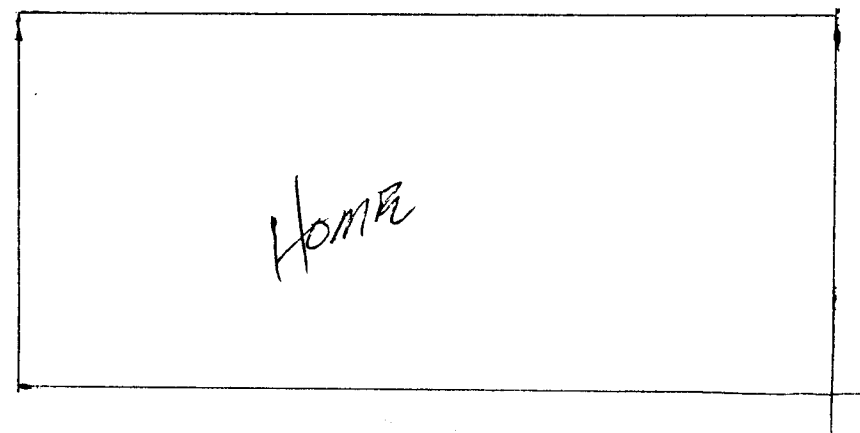
Judson Lewis
SIGNATURE

100R
18'



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ACCEPTED 10/2/89
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.



GRAND