

DATE SUBMITTED: May 15, 1989

PERMIT # 32957

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 337 Gunnison

SQ. FT. OF BLDG: 12' x 20'

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 50' x 150'

FILING # \_\_\_\_\_ BLK # 53 LOT # 9+10

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-142-27-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
3

PROPERTY OWNER: Harriett Billings

USE OF ALL EXISTING BUILDINGS:  
home, studio, garage

ADDRESS: 337 Gunnison

PHONE: 242-3263

DESCRIPTION OF WORK AND INTENDED USE:  
Move existing garage to rear of lot

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: RMF-64

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

SETBACKS: F \_\_\_\_\_ S 3 R 3

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

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 3

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

TRAFFIC ZONE: 35

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

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*

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: 5/15/89

Harriett Billings  
SIGNATURE

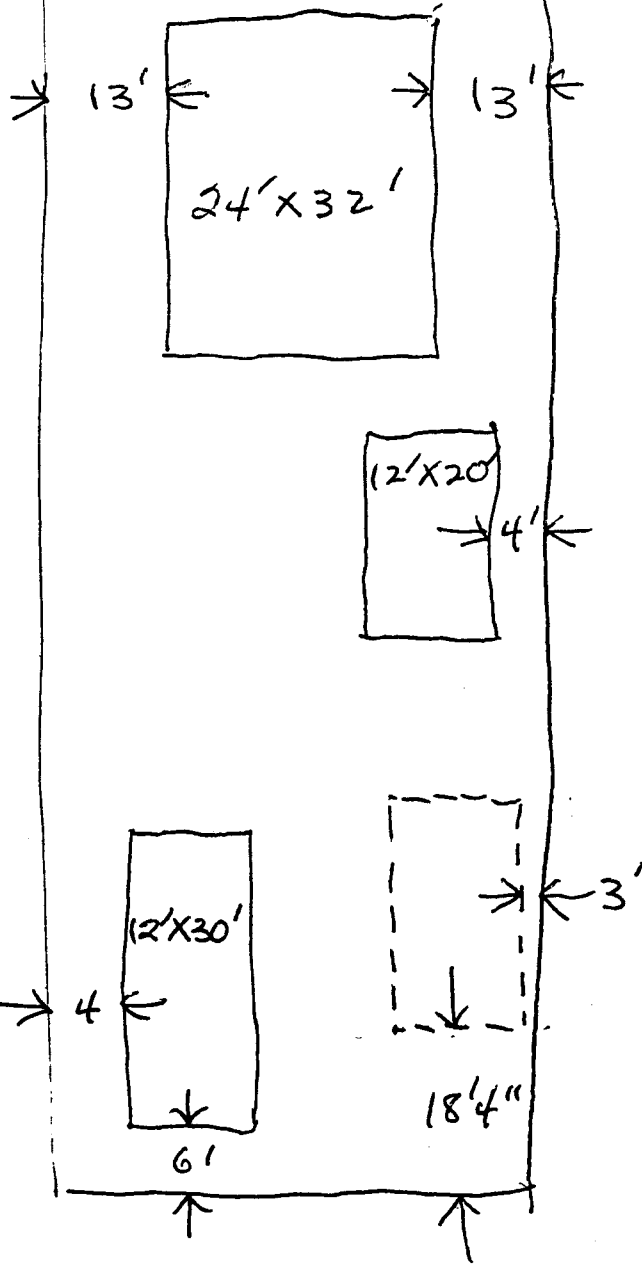
APPROVED BY: Kathy P...

GUNNISON AVE



SIDEWALK

335-337 GUNNISON



ACCEPTED KP 5/15/89  
 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.

ALLEY