

DATE SUBMITTED: 10-10-89

PERMIT # 34242

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2127 Hall Ave

SQ. FT. OF BLDG: 12 x 34

SUBDIVISION: Del Ray Replat

SQ. FT. OF LOT: -

FILING # BLK # 6 LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-06-006

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Charles Mancuso

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: 2127 Hall Ave

PHONE: 242-0130

DESCRIPTION OF WORK AND INTENDED USE:

Open Carpet

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: Rsf-8

FLOODPLAIN: YES NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D:

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: Open Carpet

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: 10-10-89

APPROVED BY: And Weitzel

Charles Mancuso
SIGNATURE

ACCEPTED 10-10-89 LU
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.

