

DATE SUBMITTED: 7-20-89

PERMIT # 33524

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2130 Hawthorne

SQ. FT. OF BLDG: 1800

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 12,500

FILING # 4 BLK # 7 LOT # 20

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-014-15-020

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Fred Crabtree

USE OF ALL EXISTING BUILDINGS:  
Residence

ADDRESS: 2130 Hawthorne

PHONE: 242-7965

DESCRIPTION OF WORK AND INTENDED USE:  
Addition of office

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: RSF-5

FLOODPLAIN: YES        NO X

SETBACKS: F 20 S 5 R 25

GEOLOGIC HAZARD: YES        NO       

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D:       

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING:       

SPECIAL CONDITIONS: A home occupation

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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.)

*permit is required for a home business that must be approved by architectural control committee*

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: 7/21/89

APPROVED BY: Kathy Postma

Robert H. [Signature]  
SIGNATURE

ACCEPTED *KP 7/21/89*  
ANY CHANGES 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.

