

DATE SUBMITTED: 6/7/89

PERMIT # 33141

FEE \$50

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 324 N. Highland

SQ. FT. OF BLDG: 20x24

SUBDIVISION: Highland Ave

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 2 LOT # 6

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2943-193-04-001

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: H.A. HEINRICY

USE OF ALL EXISTING BUILDINGS:  
\_\_\_\_\_

ADDRESS: 322 W. HIGHLAND DR

PHONE: 242-6443

DESCRIPTION OF WORK AND INTENDED USE:  
NEW Garage

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

NE: RSF-P

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

SETBACKS: F 20' S 5' R 15'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

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

TRAFFIC ZONE: 81

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

SPECIAL CONDITIONS: Garage only  
Must meet principle structure setbacks

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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: Sandra Wetzell

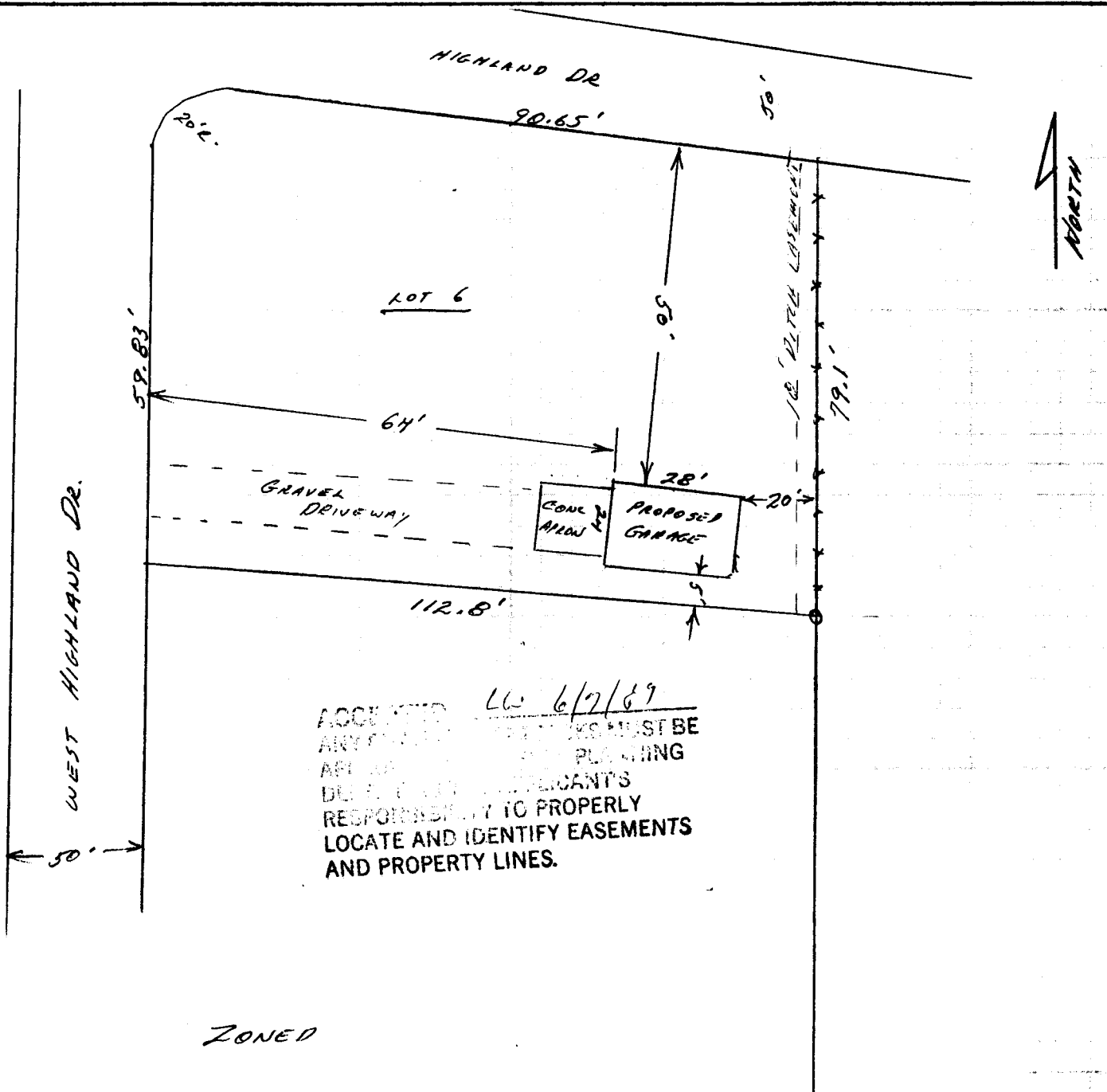
APPROVED BY: 6/7/89

H.A. Heinricy  
SIGNATURE

PHILLIPS CONSTRUCTION CO.  
RODNEY PHILLIPS  
3150 E ROAD 434-4733  
GRAND JUNCTION, CO 81504

Client H.D. & Audrey HEINRICH  
Project 324 N. HIGHLAND DR  
Subject PLOT PLAN

Sht 1 of 3  
Job \_\_\_\_\_  
Date 6/7/89  
by RAP



ACCEPTED LL 6/7/89  
ANY CHANGES TO THIS PLAN MUST BE  
APPROVED BY THE ENGINEER PLACING  
THIS PLAN. THE ENGINEER'S  
RESPONSIBILITY IS TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

ZONED