

DATE SUBMITTED: 10-3-89

PERMIT # 34152

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 325 W. HIGHLAND

SQ. FT. OF BLDG: 364

SUBDIVISION: HIGHLAND

SQ. FT. OF LOT: 9000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-193-05-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: HAZEL WHEATSTONE

USE OF ALL EXISTING BUILDINGS:
HOME

ADDRESS: 325 W. HIGHLAND

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
GARAGE

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 3 R 3

GEOLOGIC

MAXIMUM HEIGHT: 32'

HAZARD: YES _____ NO _____

PARKING SPACES REQ'D: _____

CENSUS TRACT #: 13

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: 81

SPECIAL CONDITIONS: _____

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.)

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.

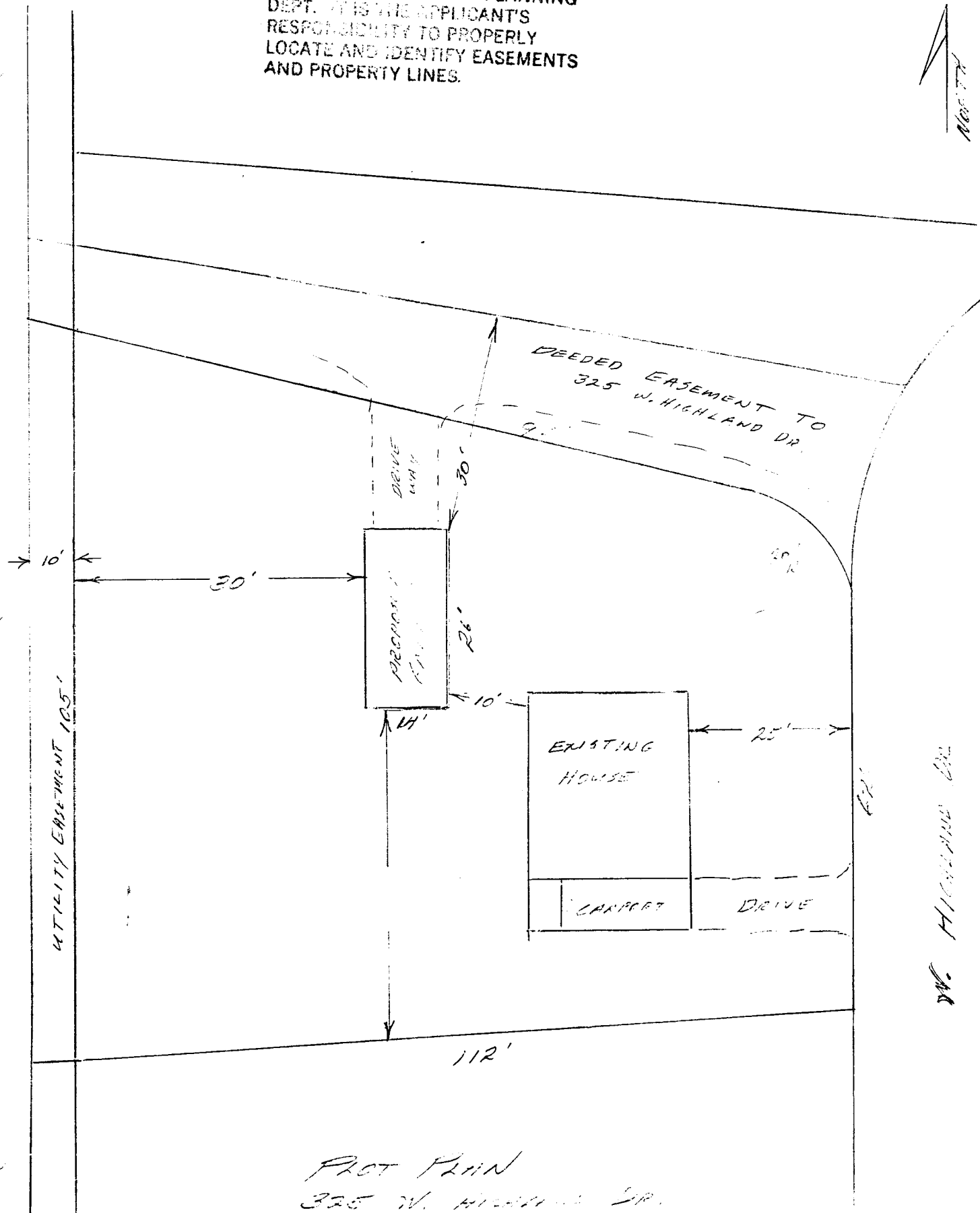
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-3-89

APPROVED BY: Linda Weitzel

Rocky Phillips
SIGNATURE

ACCEPTED 10-3-89 CW
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.



PLOT PLAN
325 W. HIGHLAND DR.

W. HIGHLAND DR.