

DATE SUBMITTED: 4/19/89

PERMIT # 32746

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 129 INDEPENDENT

SQ. FT. OF BLDG: 440

SUBDIVISION: MONUMENT HEIGHTS

SQ. FT. OF LOT: 70' x 133'

FILING # _____ BLK # 1 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-104-13-012

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Michael Michelle Bilgeu

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 129 INDEPENDENT

PHONE: 243-3138

DESCRIPTION OF WORK AND INTENDED USE:
20'x22' GARAGE WITH DRIVE WAY

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

NE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: on plan
half of parcel

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: 4/19/89

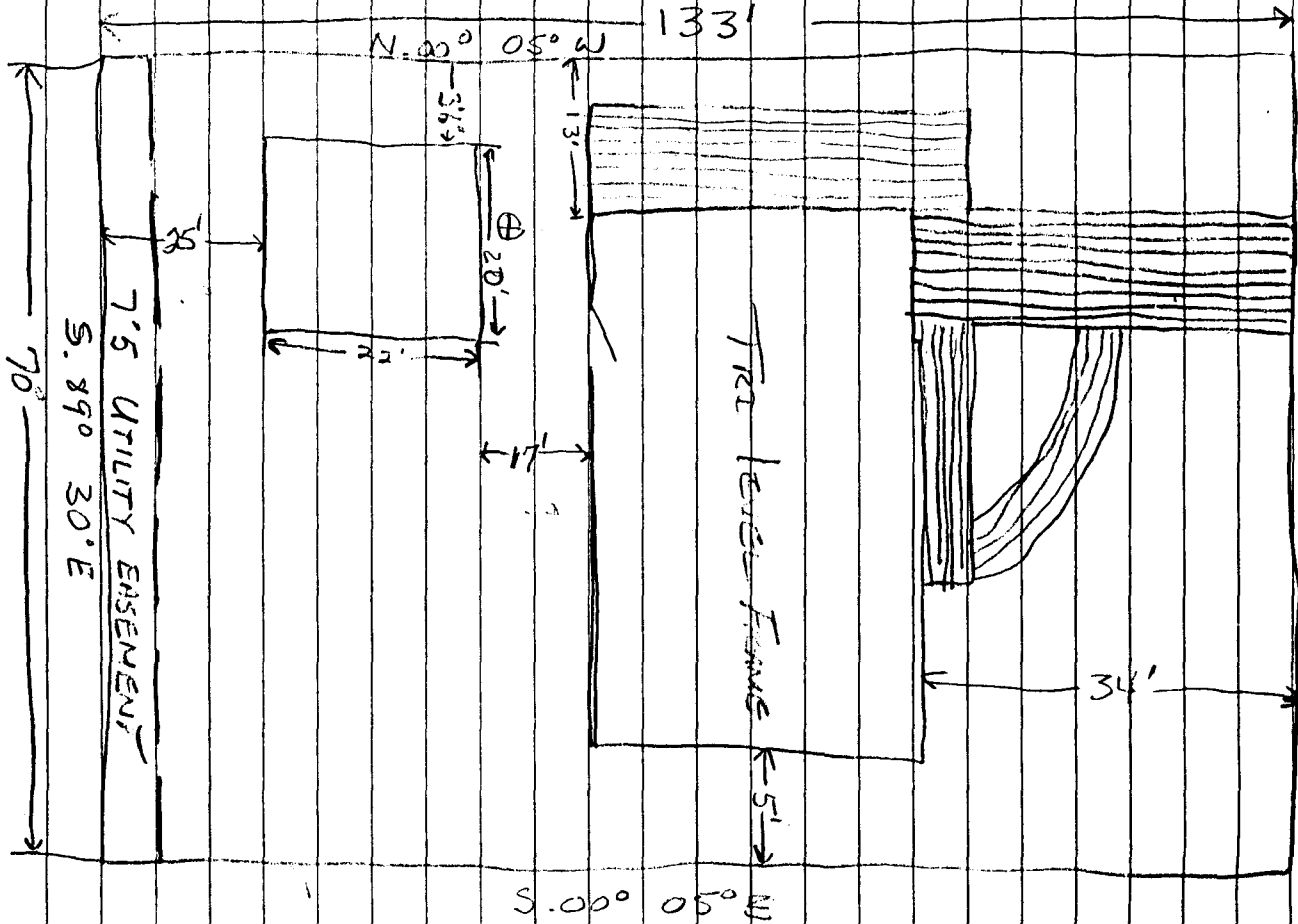
APPROVED BY: Kathy Peterson

Michael Bilgeu
SIGNATURE

ACCEPTED
 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.

ACCEPTED *XP 4/19/89*
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TAX ID # 2945-1041-1361-2
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Independent

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