

DATE SUBMITTED: 6/26/89

PERMIT # 33317

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 515 Laurence Ave

SQ. FT. OF BLDG: 12.5' x 18'

SUBDIVISION: Crawford

SQ. FT. OF LOT: 25 x 125

FILING # _____ BLK # 1 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
294 5-154-29-008

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Howard Oldham

USE OF ALL EXISTING BUILDINGS:
home & carport

ADDRESS: 515 Laurence Ave.

PHONE: 245-1683

DESCRIPTION OF WORK AND INTENDED USE:
extend carport

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: T-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 25 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 9

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: garage/carport
addition allowed for non-conforming
residential structures

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.

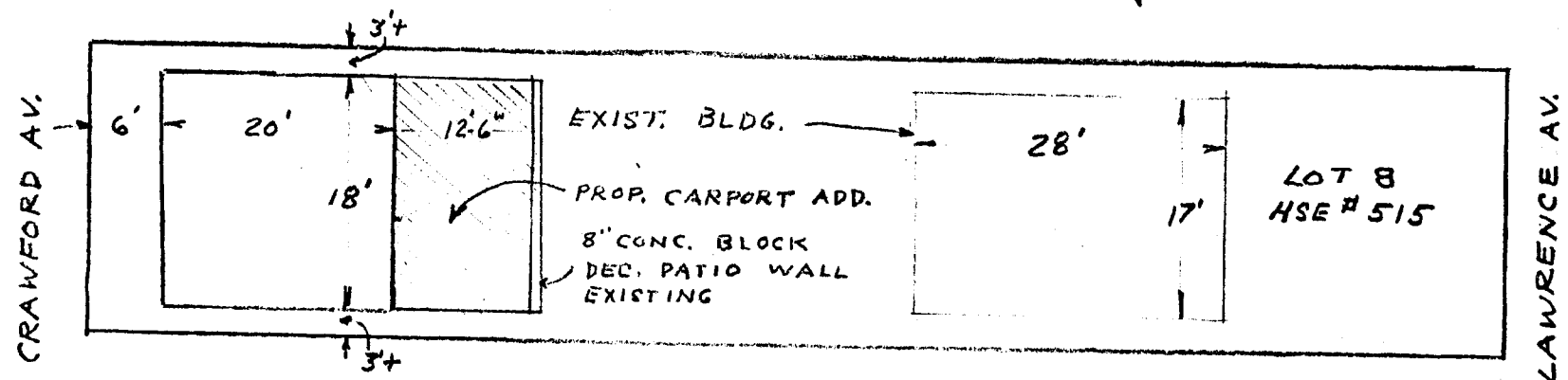
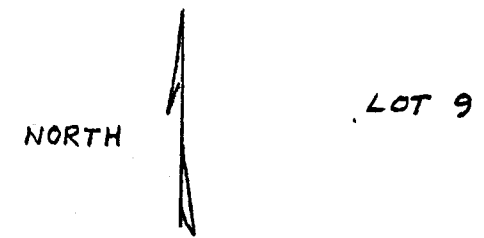
DATE APPROVED: 6/26/89

APPROVED BY: Kathy Postma

A. Oldham
SIGNATURE

ACCEPTED 6/26/89 *PP*
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.

PP



PP

T. SCHED 2945 154 29 008

Howard Oldham
515 Lawrence Ave.
Grand Junction, CO 81505

LOT 7

NOT TO SCALE