

DATE SUBMITTED: 5-12-89

PERMIT # 32962

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1043 North Avenue

*SQ. FT. OF BLDG: 768

SUBDIVISION: City

SQ. FT. OF LOT: (50x145) 7,250

FILING # _____ BLK # 2 LOT # 11412

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-141-05-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

[Two] House + GARAGE

PROPERTY OWNER: Betty Rankin

USE OF ALL EXISTING BUILDINGS:

GARAGE - VACANT
House - Retail clothing store

ADDRESS: 122 Hillcrest Manor

PHONE: 242-1602 (245-3914)

DESCRIPTION OF WORK AND INTENDED USE:

HANDICAP Access RAMP - WEST SIDE
* NET SALES AREA is @ 400 sq ft.

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

NE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 2

PARKING SPACES REQ'D: 1 space / 250 sq ft

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: adequate

SPECIAL CONDITIONS: City Engineer

* note: Drawing not to scale
curb cut on North Ave to be replaced by curb/gutter/sidewalk

will accept 90° parking for 4-5 space or 4 stalls straight in

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.

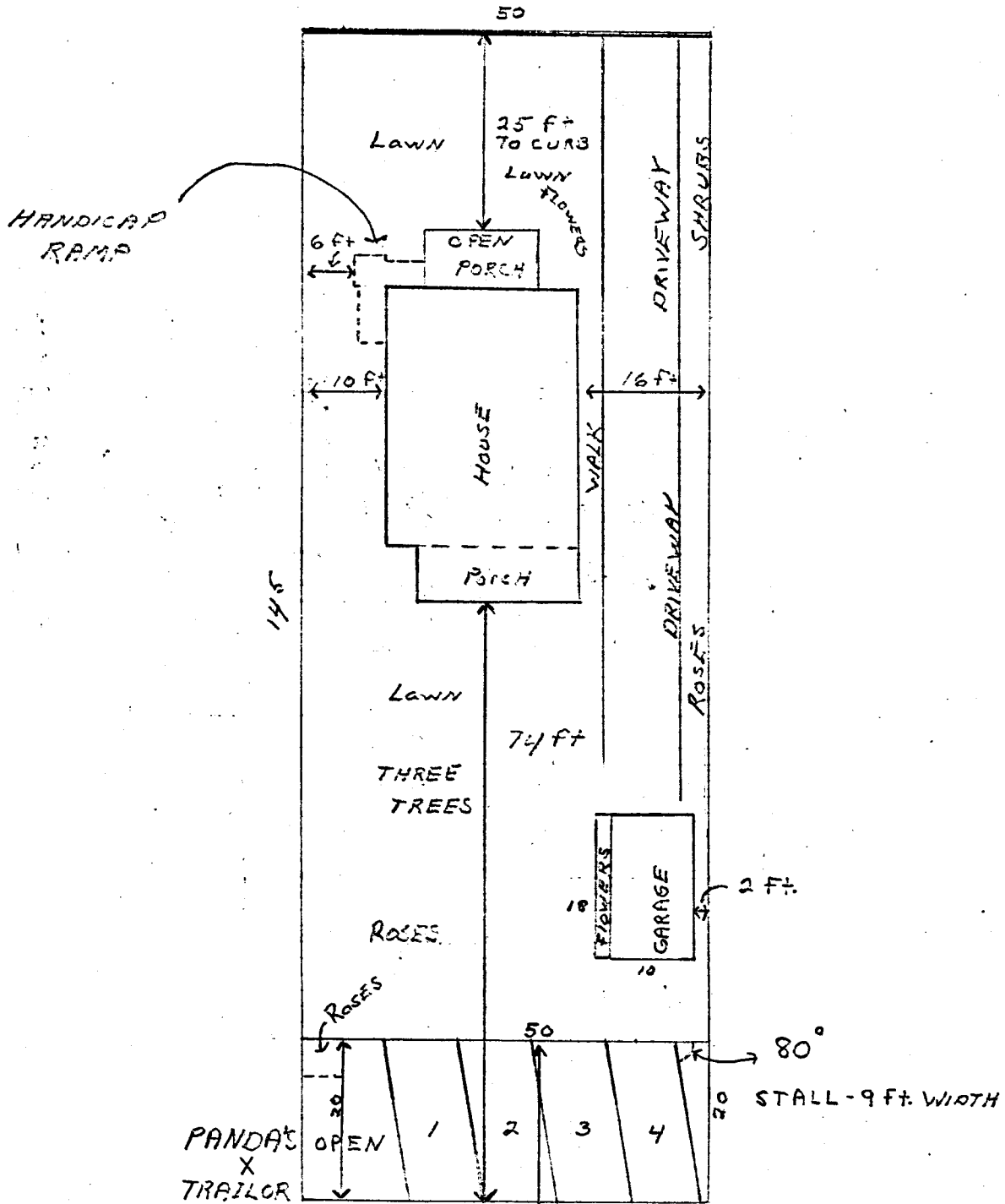
DATE APPROVED: 5-12-89

APPROVED BY: Judith Watzel


SIGNATURE

1043 NORTH AVENUE

NORTH AVENUE



ACCEPTED 5-12-89 (6)
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

1/8" = 2 Feet

N.T.S