

DATE SUBMITTED: 12-6-89

PERMIT # 34695

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1741 Ouray Ave

SQ. FT. OF BLDG: 16 X 7

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-132-17001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Cola Smith

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: 1741 Ouray Ave

PHONE: 245-3811

DESCRIPTION OF WORK AND INTENDED USE:
Open deck & roof

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: RS 8

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 5' R 10'

GEOLOGIC
HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: Open deck
can be no closer than 5 feet
from property line

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: 12-6-89

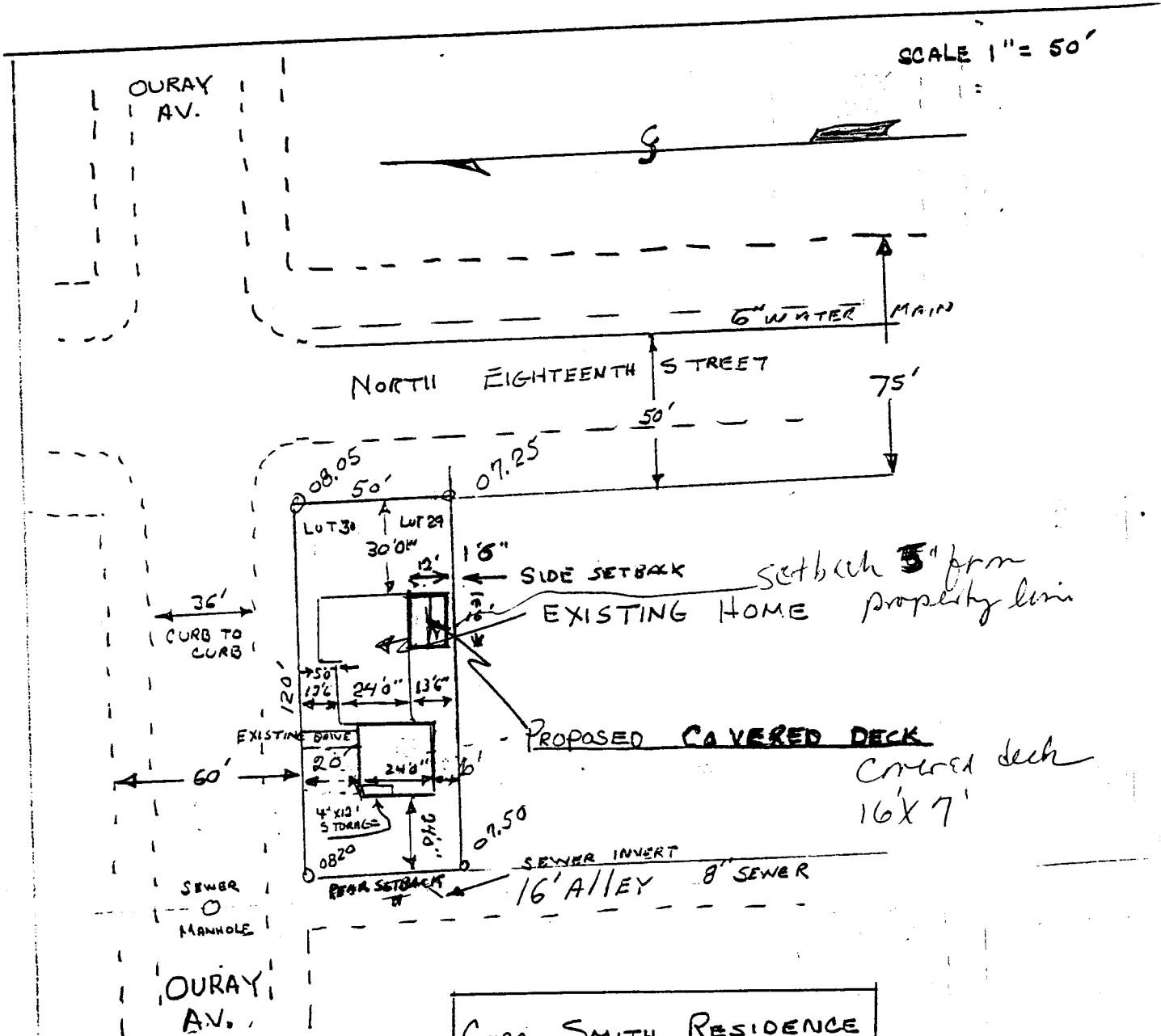
APPROVED BY: Zurich Wetzler

SIGNATURE

SCALED OVER
REG. SURVEY #

2023246

PLOT PLAN



ACCEPTED 12-6-89 *LL*
ANY CHANGES OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. THE SIGNIFICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

CORA SMITH RESIDENCE
1741 OURAY AVENUE
GRAND JUNCTION, CO.