

DATE SUBMITTED: 4/3/89

PERMIT # 32629

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 353 Pitkin

SQ. FT. OF BLDG: 29' x 12

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: 460 x 125

FILING # _____ BLK # 146 LOT # 7-12

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-38-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Belvida Coote e

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 353 Pitkin

Sawn Shop & Storage

PHONE: 241-2194

DESCRIPTION OF WORK AND INTENDED USE:
Enclose Shed

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: I-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 1

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: _____

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: 4/3/89

APPROVED BY: Kathy Portman

Jan Uelley
SIGNATURE

ACCEPTED *RP 4/3/89*
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.

