

DATE SUBMITTED: 6/26/89

PERMIT # 33333

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 224 Sherman Dr.

SQ. FT. OF BLDG: 24' x 28'

SUBDIVISION: Artesia Heights

SQ. FT. OF LOT: ~95' x 80'

FILING # \_\_\_\_\_ BLK # 3 LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-252-14-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: David R & Kaylie A Webb

USE OF ALL EXISTING BUILDINGS:  
House

ADDRESS: 224 Sherman Dr.

PHONE: 243-8331

DESCRIPTION OF WORK AND INTENDED USE:  
New Garage

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

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### FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F \_\_\_\_\_ S 3 R 3

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 13

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Attached garage on rear half of parcel

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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.)

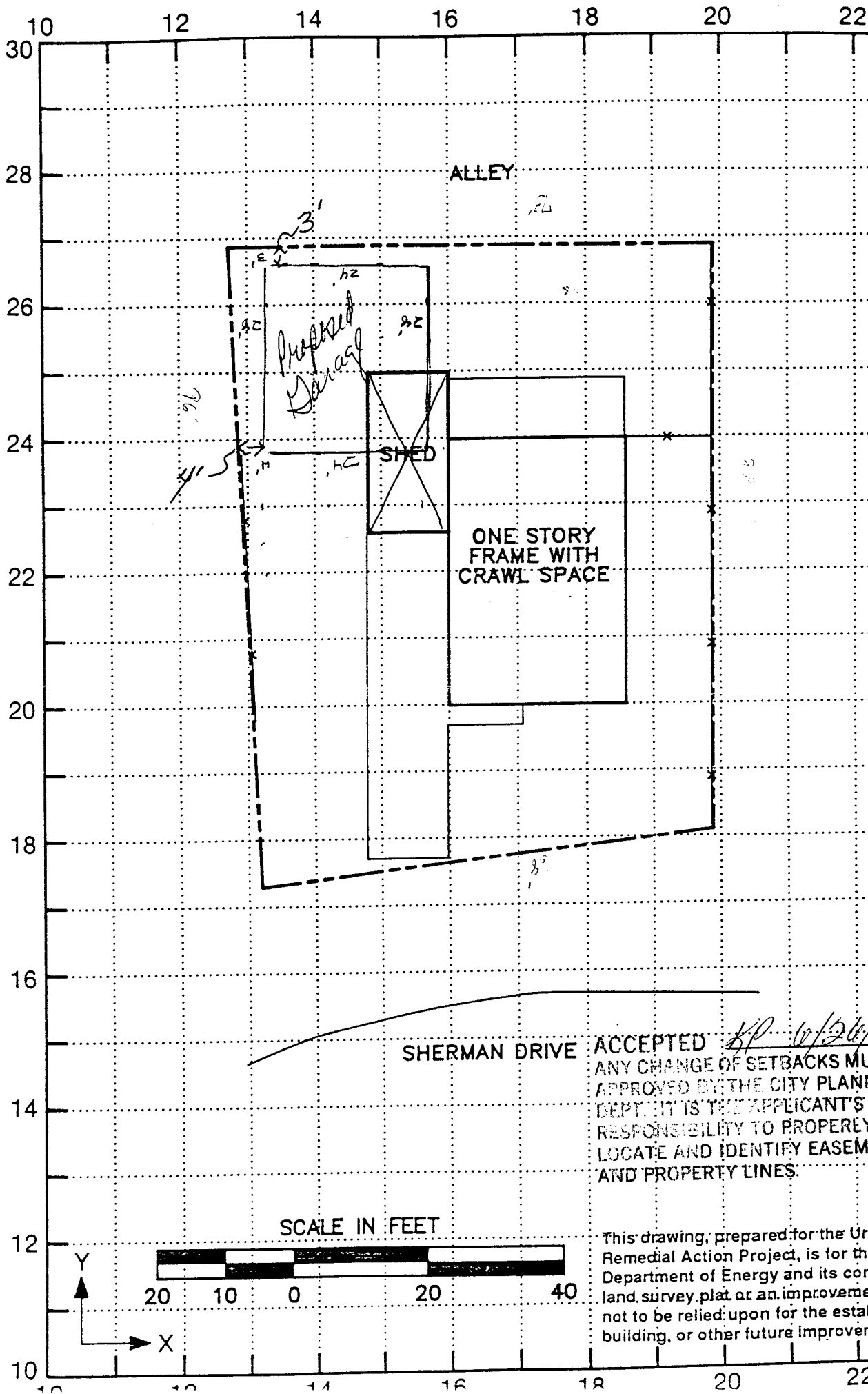
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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 Parker

[Signature]  
SIGNATURE



ACCEPTED *RP 10/26/89*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

This drawing, prepared for the Uranium Mill Remedial Action Project, is for the sole use of the Department of Energy and its contractors. It is not to be relied upon for the establishment of building, or other future improvement lines.