

DATE SUBMITTED: 11/22/89

PERMIT # 34655

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1266 Texas St

SQ. FT. OF BLDG: 900

SUBDIVISION: Grandview

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 24

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
29415 123 12 002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Harold & Marylekie

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Salida Co

Residence

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
Studio & Carpet Building
(for personal use)

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

ZONE: RSFE

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 3' R 3'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: _____
n/a

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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

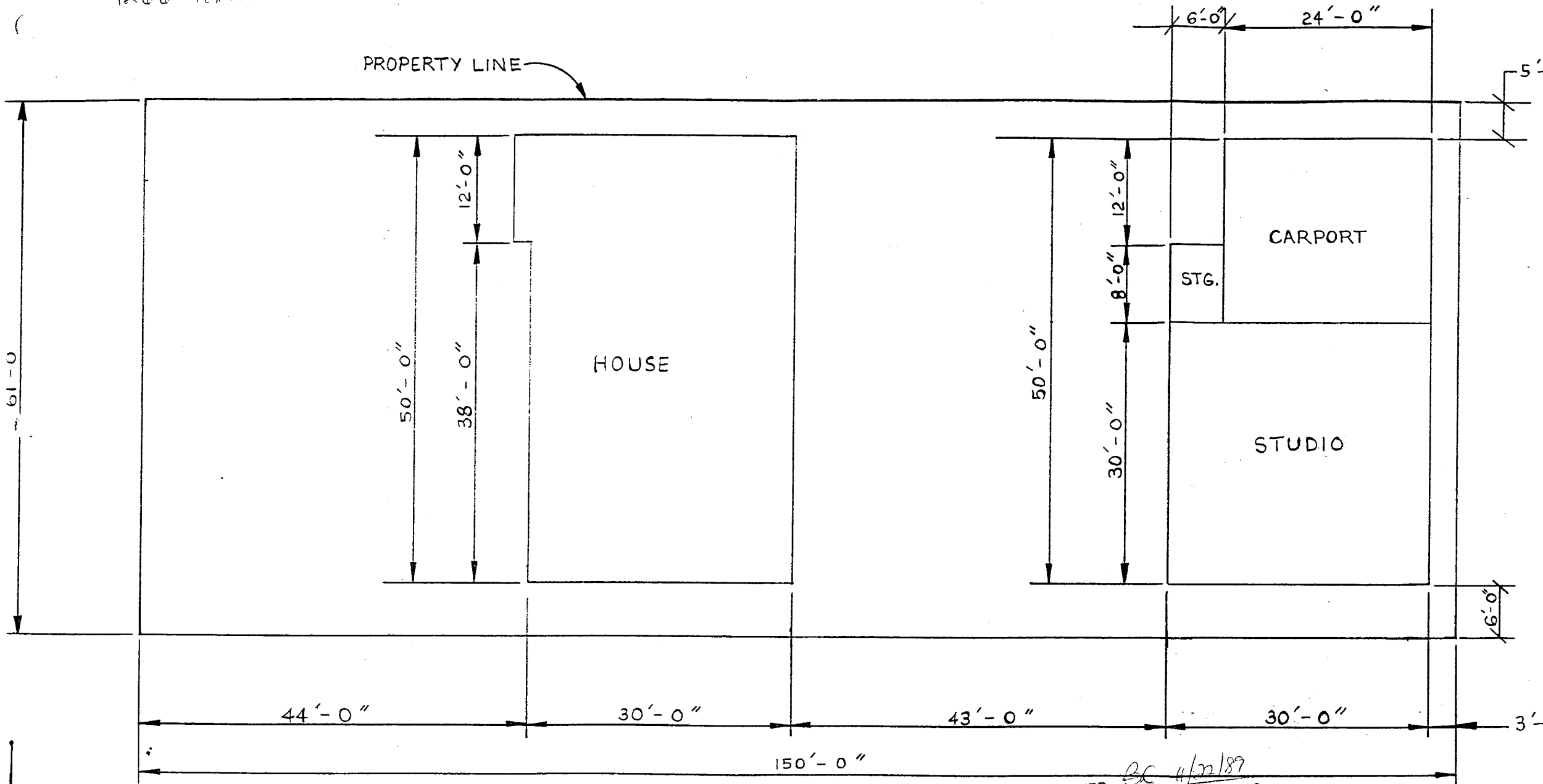
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/22/89

APPROVED BY: Bobbie Collington

[Signature]
SIGNATURE

1266 Texas Ave



SITE PLAN
SCALE: 3/32" = 1'-0"

ACCEPTED *SC 11/22/89*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. ALL SETBACKS MUST BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND PROPERTY LINES.