

DATE SUBMITTED: 2/23/89

PERMIT # 32324

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1105 UTE

SQ. FT. OF BLDG: 30'x30'

SUBDIVISION: _____

SQ. FT. OF LOT: 750'x125'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-144-36-001

PROPERTY OWNER: Mike Wilding

1

ADDRESS: 1105 UTE

USE OF ALL EXISTING BUILDINGS: NICKEL WANT RD

PHONE: 243-5369

DESCRIPTION OF WORK AND INTENDED USE: Addition

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-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 2

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: no change in use

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: 2/23/89

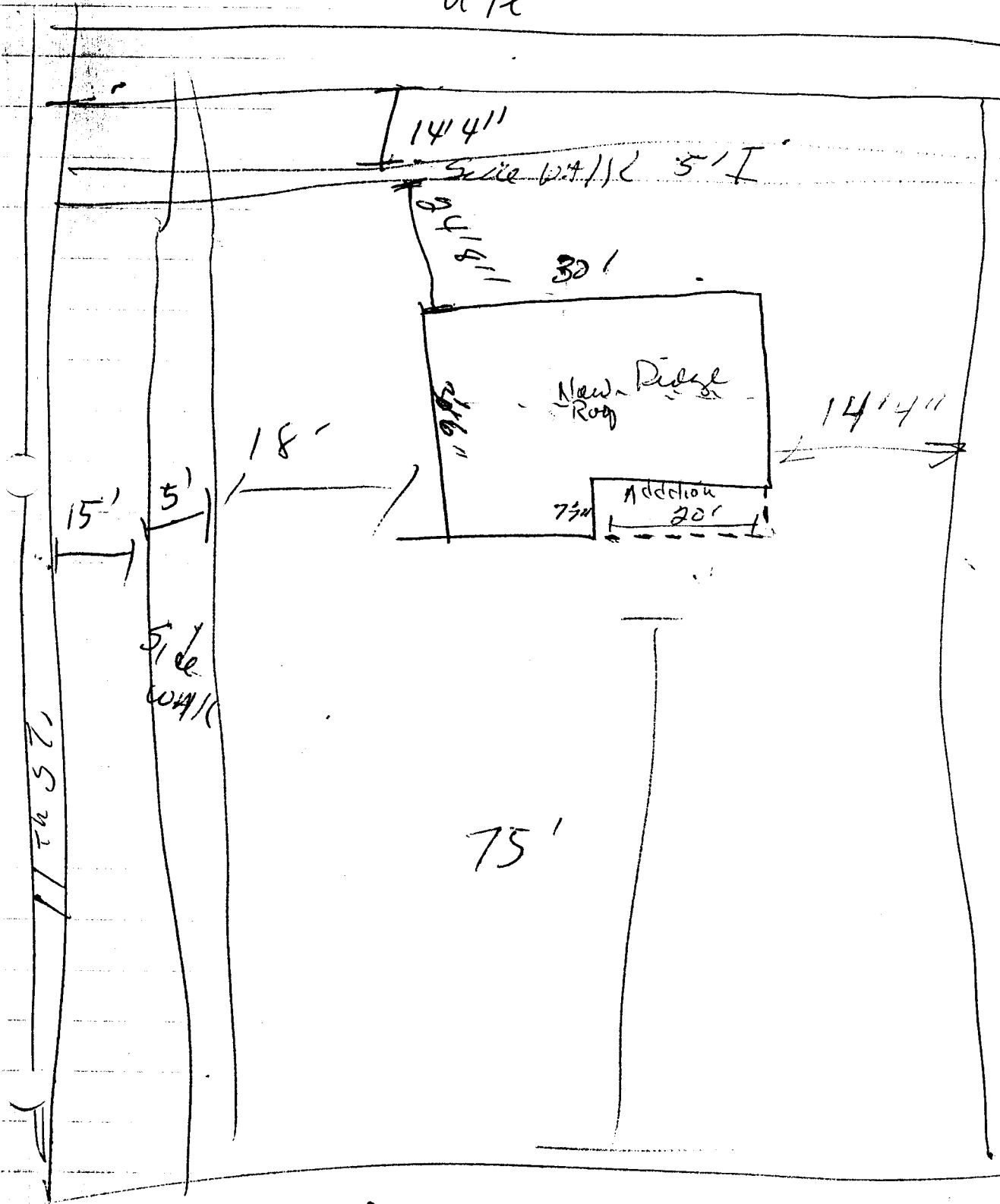
APPROVED BY: Kathy Porter

Shane Washington
SIGNATURE

FT N

ACCEPTED AP 2/22/89
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.

Ute



adley

~~Make Building~~
1105 Ute