

DATE SUBMITTED: Aug 24, 1990

PERMIT # 36764

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1353 No 18th

SQ. FT. OF BLDG: 20 X 6

SUBDIVISION: PLAZA Subdivision

SQ. FT. OF LOT: _____

FILING # _____ BLK # 4 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-123-26-014

3

PROPERTY OWNER: Hevin Buckley

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1353 NORTH 18th St.

Residential

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

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

Addition

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: /

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: /

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: 8-24-90

Arthur Butts
SIGNATURE

APPROVED BY: [Signature]

Not to scale

Hewitt Pichler
1353
No 18th

40'

20'

Car
Post

30'

Proposed
add
2.0'

Slum
in
Post

40' +
10'

ACCEPTED APR 8-24-90
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
IDENTIFY EASEMENTS
AND PROPERTY LINES