

DATE SUBMITTED: June #, 1990

PERMIT # 36052

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1436 N. 23RD ST

SQ. FT. OF BLDG: 768 #

SUBDIVISION: _____

SQ. FT. OF LOT: 10,550 #

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

2945-124-00-005

PROPERTY OWNER: G. Pat & Brenda F. Withers

USE OF ALL EXISTING BUILDINGS: Residential

ADDRESS: 1436 N. 23RD ST.

PHONE: 241-2049

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.

Garage Bldg for Storage of Personal Vehicles

FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES _____ NO _____

ACCESSORY SETBACKS: F _____ S 3 R 3

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.

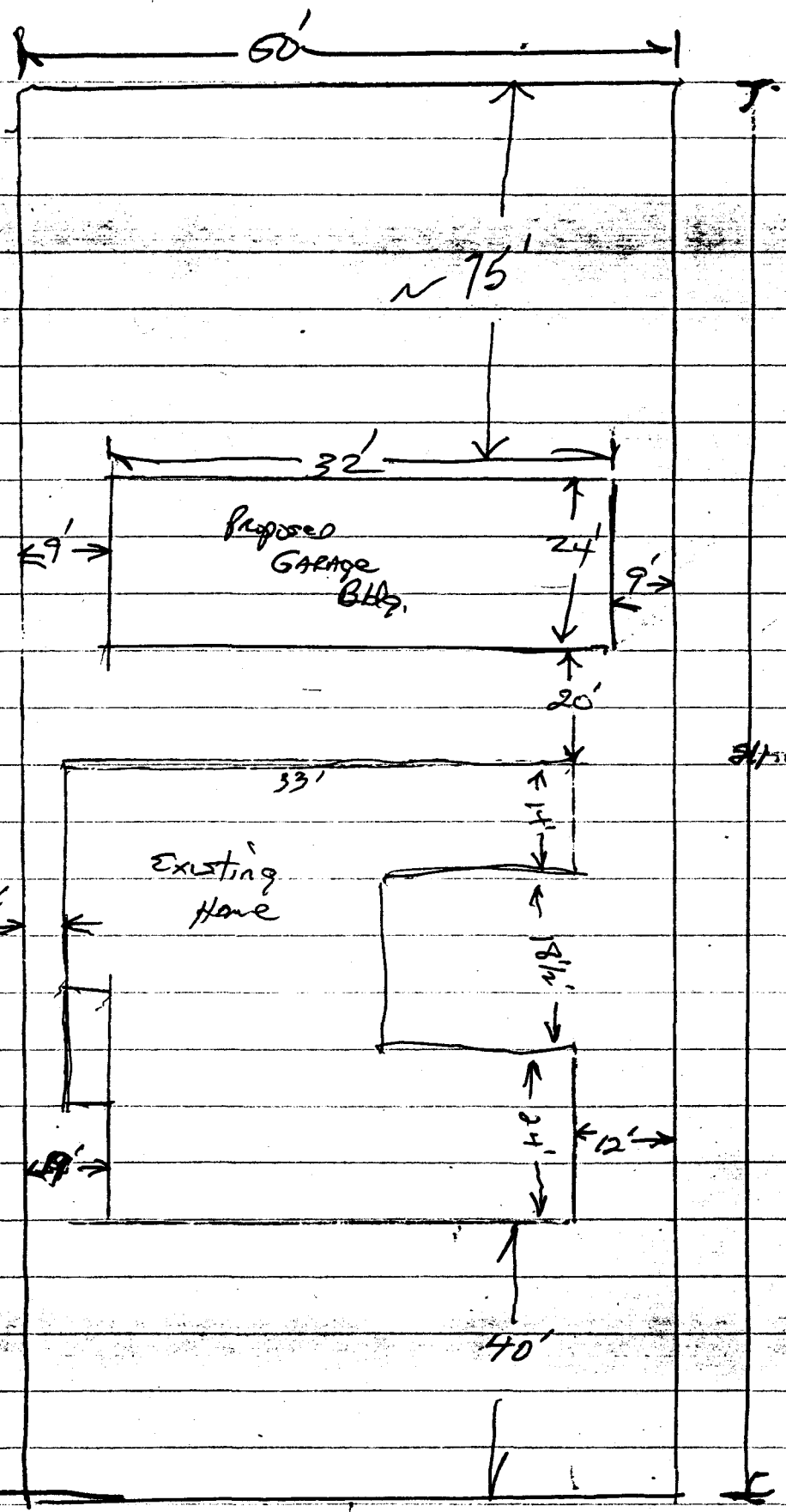
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: June 4, 1990

[Signature]
SIGNATURE

APPROVED BY: Kathy Porter

N ↑



ACCEPTED 8/1 June 4/1990
 ANY CHANGES TO THESE PLANS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE RESPONSIBILITY OF THE
 LOCATOR AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

1436 N. 23rd St.