

DATE SUBMITTED: 6/7/90

PERMIT # 36140

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 534 28 3/4 Rd.

SQ. FT. OF BLDG: ~~21~~ X 32'

SUBDIVISION: hamm

SQ. FT. OF LOT: 93' X 85'

FILING # _____ BLK # 1 LOT # 009

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-074-21-009

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: James W. Blair

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 534 28 3/4 Rd.

None

PHONE: H-242-1671 B-248-1746

DESCRIPTION OF WORK AND INTENDED USE:

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

GARAGE/SHOP

FOR OFFICE USE ONLY

ZONE: BF-8

FLOODPLAIN: YES _____ NO X

Accessory SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

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.

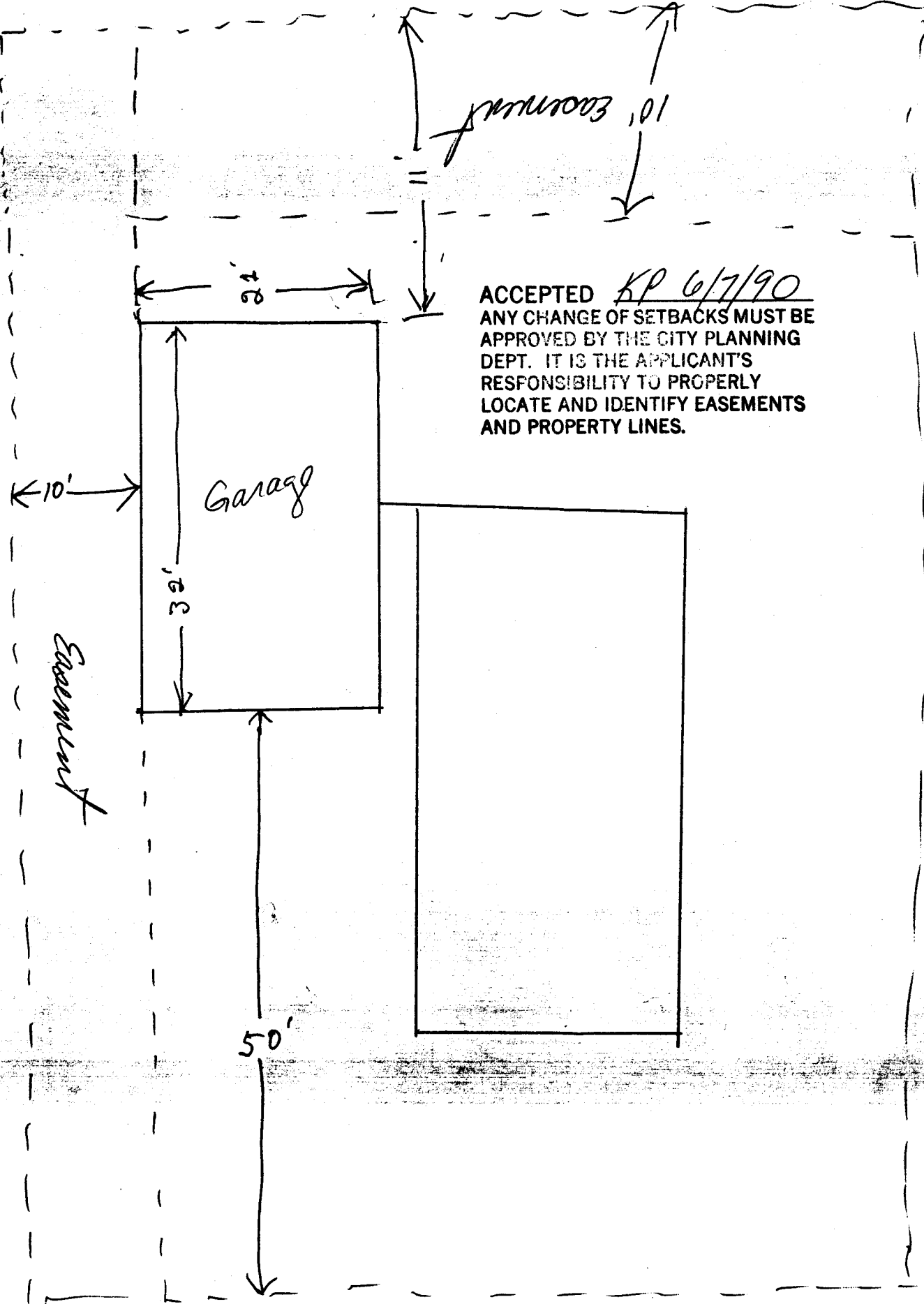
DATE APPROVED: 6/7/90

APPROVED BY: Kathy [Signature]

James W Blair
SIGNATURE

534 2834 Rd
2943-074-21-009

Q 8 3/4 Rd



ACCEPTED KP 6/7/90
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.