

DATE SUBMITTED: Feb. 20, 1990

PERMIT # 35156

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2959 Beechwood St. SQ. FT. OF BLDG: 147

SUBDIVISION: Spring Valley SQ. FT. OF LOT: \_\_\_\_\_

FILING # 5 BLK # 10 LOT # 13 NUMBER OF FAMILY UNITS: single

TAX SCHEDULE NUMBER: 2945-014-21-013 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Paul A. Bartlett USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2959 Beechwood St. Home

PHONE: 246-7727

DESCRIPTION OF WORK AND INTENDED USE: Addition of work room SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: RSF-5 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 5' R 25' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32' CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: Architectural Committee

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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.

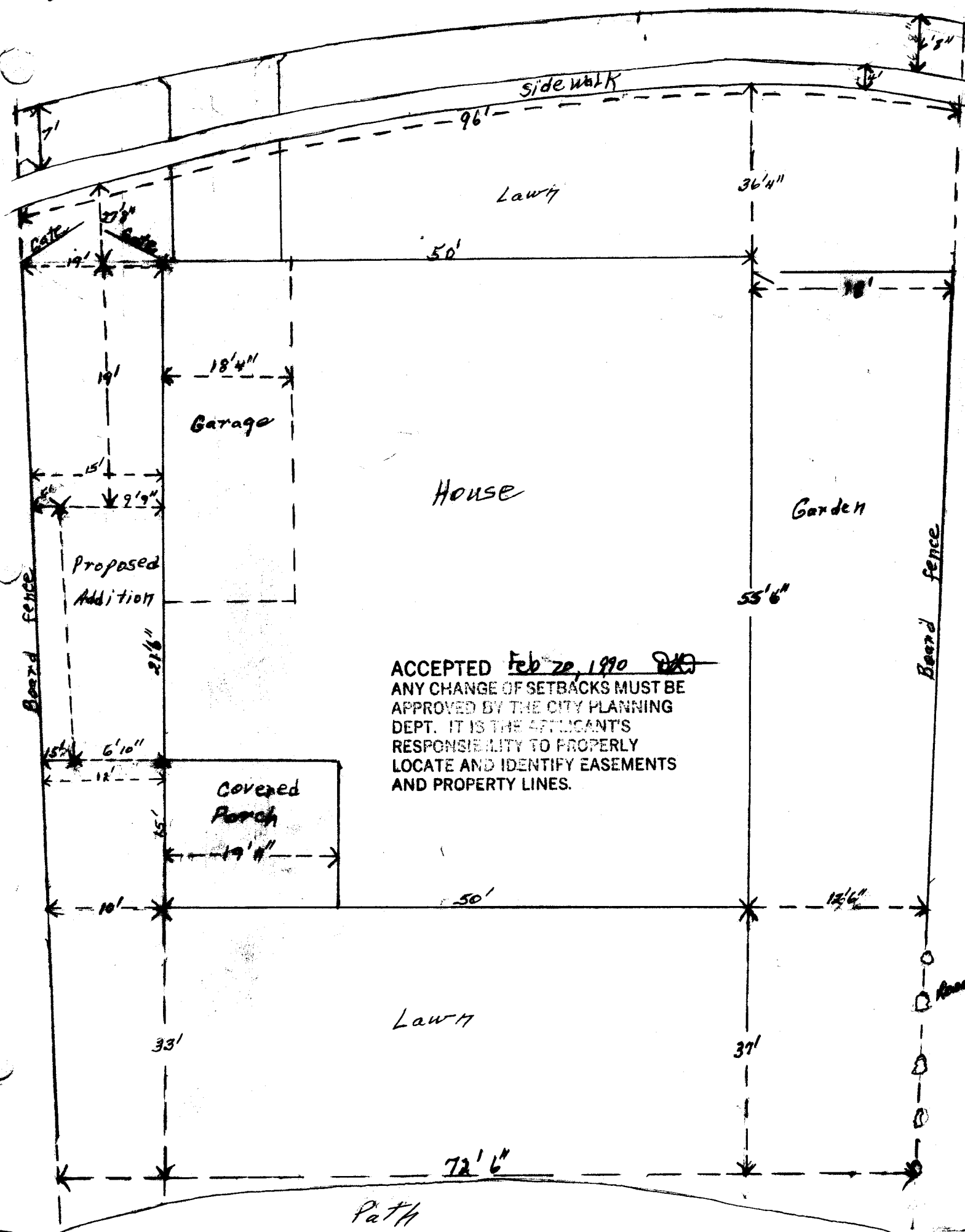
DATE APPROVED: Feb. 20, 1990

APPROVED BY: David [Signature]

Paul A. Bartlett  
SIGNATURE

North

Beechwood St.



ACCEPTED Feb 20, 1990 ~~DA~~

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.