

DATE SUBMITTED: 2-16-90

PERMIT # 35116

FEE

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1241 PLM

SQ. FT. OF BLDG: 5,400 APPROX

SUBDIVISION: Hudson Heights

SQ. FT. OF LOT:

FILING # BLK # LOT #

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-123-15-017

ONE

PROPERTY OWNER: ROYCE GIBSON

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 456 1/2 MORNING DOVE G.J.

Room rental

PHONE: 434 7530

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.

interior remodel
steps to door

FOR OFFICE USE ONLY

ZONE: PB

FLOODPLAIN: YES NO

SETBACKS: F S file R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT:

CENSUS TRACT #:

PARKING SPACES REQ'D: 88-79

TRAFFIC ZONE:

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: 2-16-90

APPROVED BY: Andi Wetzil

Royce Gibson
SIGNATURE



Plan

ACCEPTED 2-16-90 LAW
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.

