

DATE SUBMITTED: June 15, 90

PERMIT # 36674

FEE No Fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

3' ~~11"~~ X Approx 18'

BLDG ADDRESS: 1725 Glenwood Ave

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-123-25-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: James G. and Linda L. Brown

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 1725 Glenwood Ave.

Residential

PHONE: 242-2039

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 kitchen and dining area

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**FOR OFFICE USE ONLY**  
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ZONE: RMF-64

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: 15' S 4'7" R 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 36'  
45' from Centerline

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: VARIANCE  
SEE File # 90-4

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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.)  
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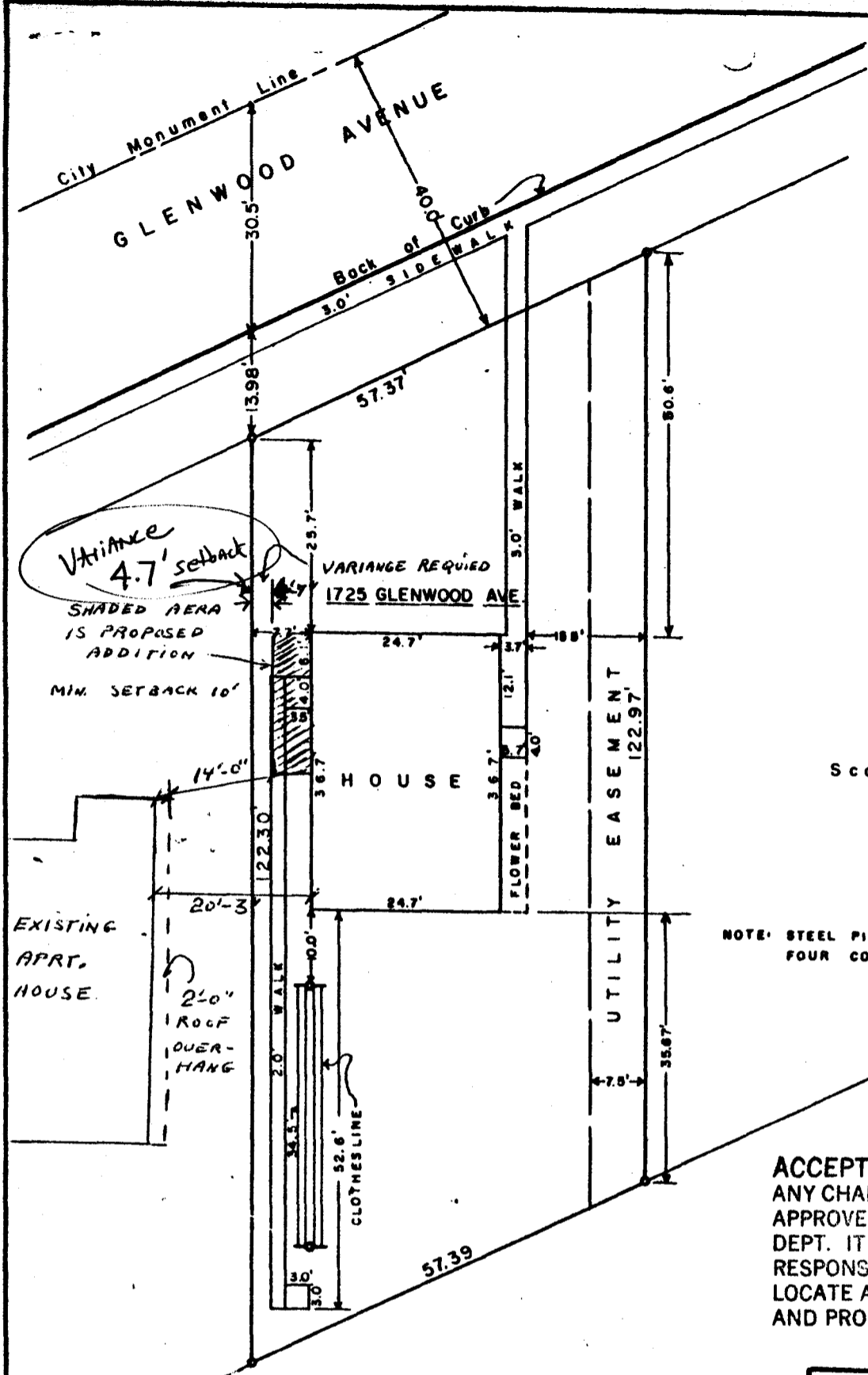
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 6-15-90

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



Scale 1" = 20'

NOTE: STEEL PINS ON ALL FOUR CORNERS.

ACCEPTED 6-15-90 *[Signature]*  
 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.

I, Richard J. Mandeville, do hereby certify that this plat was plotted from notes of a field survey made under my supervision on July 31, 1956.

*Richard J. Mandeville*  
 Registered Engineer & Land Surveyor

WESTERN ENGINEERS	
IMPROVEMENT PLAT	
LOT 3, BLOCK 7	
ELMWOOD PLAZA SUBD.	
GRAND JUNCTION, COLORADO	
SURVEYED	W. O.
DRAWN	J. J. M.
GRAND JCT., COLO.	6/1/56