

DATE SUBMITTED: 7-12-90

PERMIT # 36362

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3353 NORWALK ST

SQ. FT. OF BLDG: 2352

SUBDIVISION: NORTH RIDGE ESTATES

SQ. FT. OF LOT: 11,200

FILING # 3 BLK # 3 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-023-18-006

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: JAMES F. TERLOUW

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3353 NORWALK ST.

RESIDENCE

PHONE: ^H 242-2082 ^W 241-9230

DESCRIPTION OF WORK AND INTENDED USE:
168 SQ. FT. ADDITION
STORAGE / SHOP

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

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES NO

SETBACKS: F 20 R 7 S 7 R 30

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 20

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Check for
Arch Review Committee

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: 7-12-90

APPROVED BY: Amela A. Wutzel

[Signature]
SIGNATURE



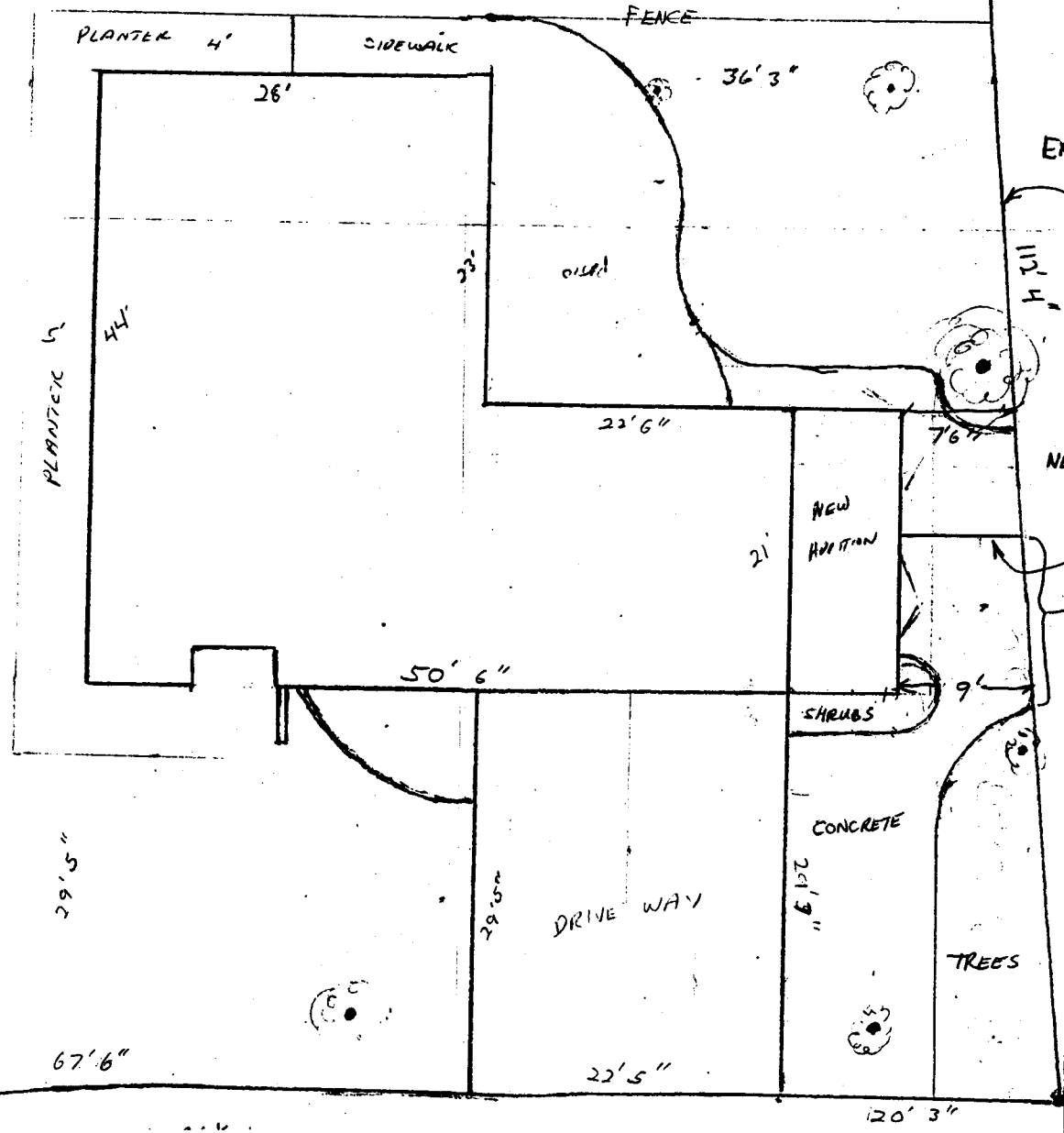
36' 10"

7-12-90 LA
SETBACKS MUST BE
THE CITY PLANNING
APPLICANT'S
TO PROPERLY
IDENTIFY EASEMENTS
LINES.

39' 5"

29' 5"

67' 6"



EXISTING 6' FENCE

NEW FENCE 6'

NEW 3' FENCE

SIDEWALK
TERLOUW
3353 NORWALK