

DATE SUBMITTED: 3/27/90

PERMIT # 35445

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1187 Olson Ave
GRAND Jct Co 81503

SQ. FT. OF BLDG: _____

SUBDIVISION: Lampite Park

SQ. FT. OF LOT: _____

FILING # 1 BLK # _____ LOT # 30

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-234-08-041

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: George R. Bilson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1187 Olson Ave Grand Jct Co 8003

Residential

PHONE: 245-9560

DESCRIPTION OF WORK AND INTENDED USE:
Room addition + reworked concrete pad for future use as garage floor

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

FOR OFFICE USE ONLY

ONE: PR-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 15 S 0 R 15

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.)

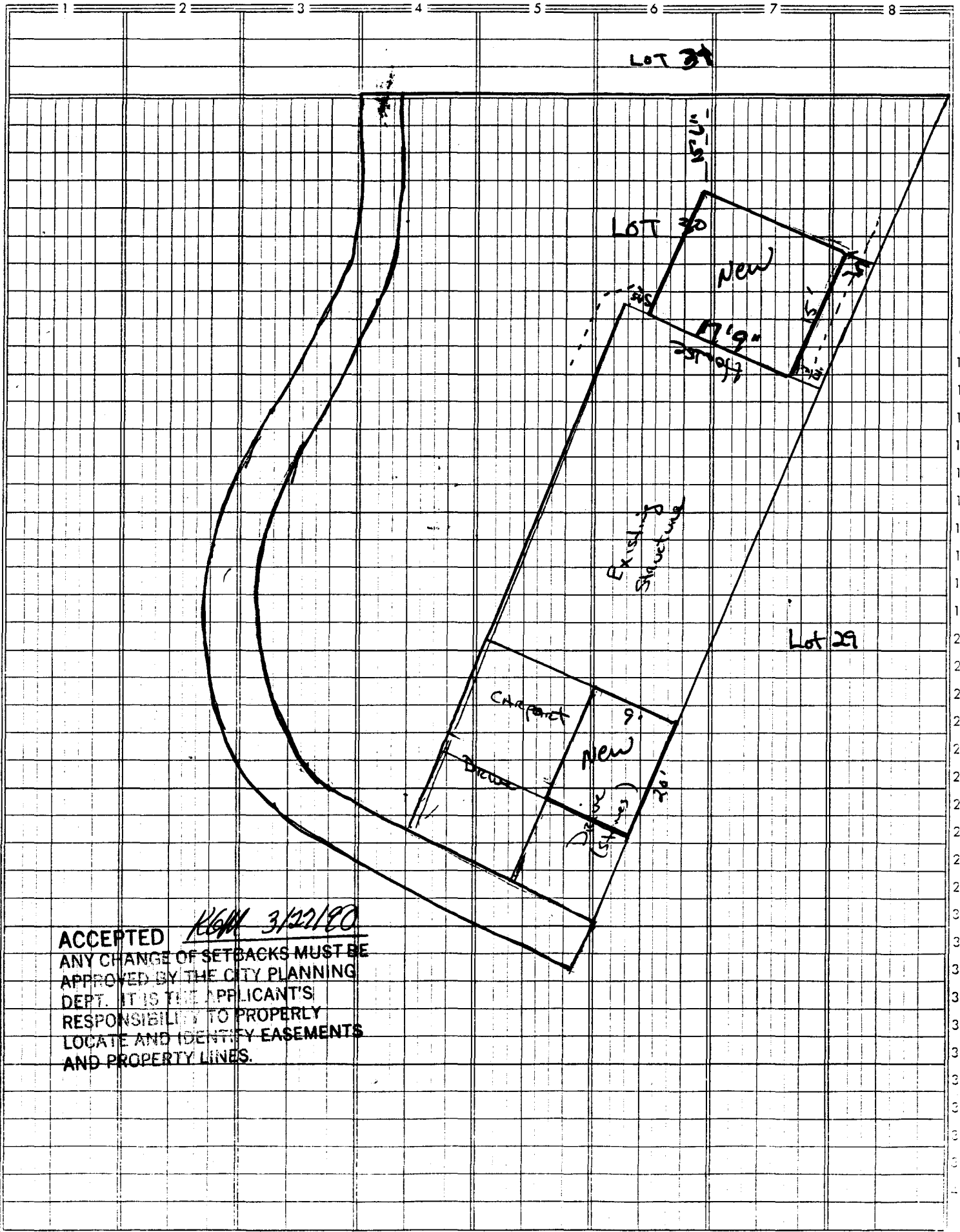
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3/27/90

APPROVED BY: [Signature]

[Signature]
SIGNATURE



ACCEPTED *KGM 3/22/80*
 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.