

DATE SUBMITTED: 10/17/90

PERMIT # _____

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1028 OURAY

SQ. FT. OF BLDG: 67' x 19' Addition

SUBDIVISION: CITY GR VCT

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 65 LOT # 25426

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-141-32-012

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

3 - House, Garage, Shed

PROPERTY OWNER: LAWRENCE HANSEN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1028 OURAY

Residence

PHONE: h 243-9068 w 248-6343

DESCRIPTION OF WORK AND INTENDED USE:

Addition & Remodel - Dwelling
See File #90-6 Variance

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: RMF-32

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 2.8' R 20'
45' Center of ROW

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 2

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: See File #90-6
Maintain existing house line &
remain single family

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: 10/17/90

APPROVED BY: B. Paulson

Lawrence J. Hansen
SIGNATURE