

DATE SUBMITTED: 6/15/90

PERMIT # 36165

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 840 Road

SQ. FT. OF BLDG: 896 sq. ft.

SUBDIVISION: City of Grand Junction

SQ. FT. OF LOT: 6250 sq. ft.

FILING # _____ BLK # 92 LOT # 22 & 23

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-144-09-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Greg Moore

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 840 Road

Office & Living quarters

PHONE: 243-9255

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

DESCRIPTION OF WORK AND INTENDED USE:
Garage for auto's & workspace.

FOR OFFICE USE ONLY

ZONE: B-1

FLOODPLAIN: YES _____ NO ✓

SETBACKS: F N/A S 5' R 5'

GEOLOGIC HAZARD: YES _____ NO ✓

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 2

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 4/1

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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.)

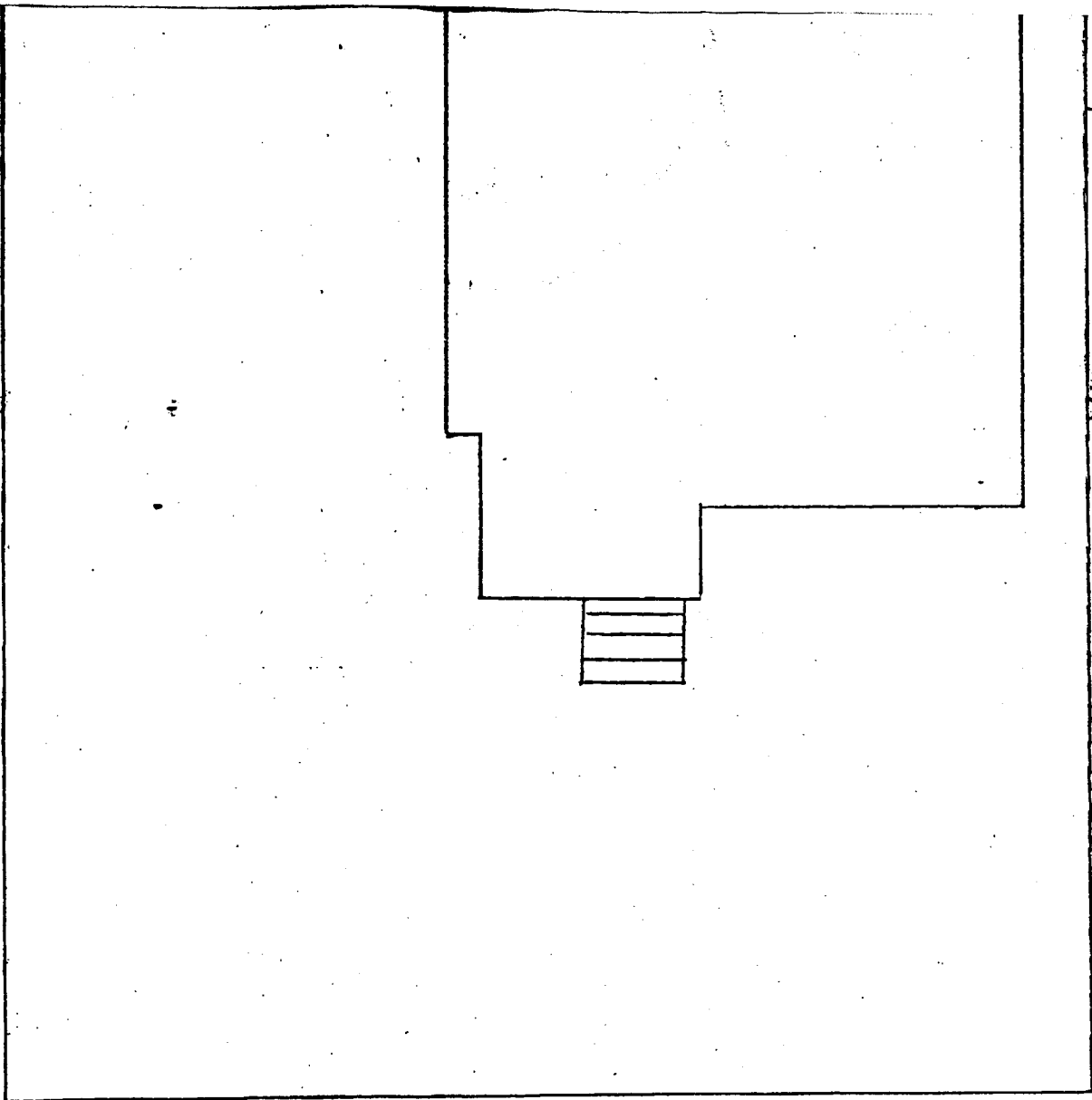
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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

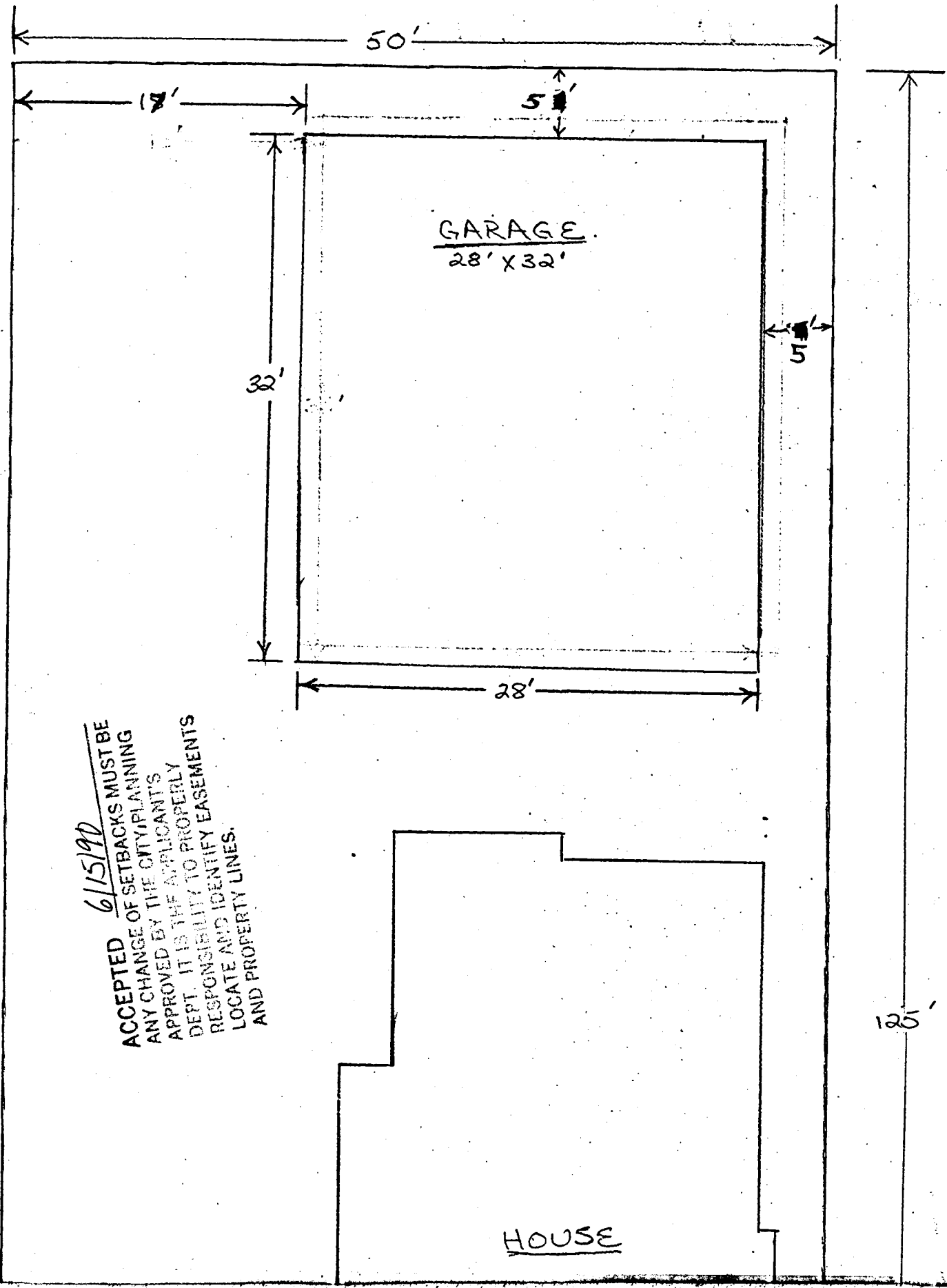


SIDEWALK -

CURB ↘

ROAD

ALLEY



GARAGE
28' x 32'

HOUSE

6/15/90
 ACCEPTED
 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.