

DATE SUBMITTED: 4/26/90

PERMIT # 35735

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 805 SO. AVE.

SQ. FT. OF BLDG: 32x46 / 1472 SQ. FT.

SUBDIVISION: CITY OF GRAND JCT.

SQ. FT. OF LOT: 125 X 50

FILING # _____ BLK # 158 LOT # 132

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-144-45-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: ROBERT E. DUWA

1

ADDRESS: 805 SO. AVE

USE OF ALL EXISTING BUILDINGS:
RESIDENTIAL

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
NEW GARAGE

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

ZONE: I-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 8

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

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.

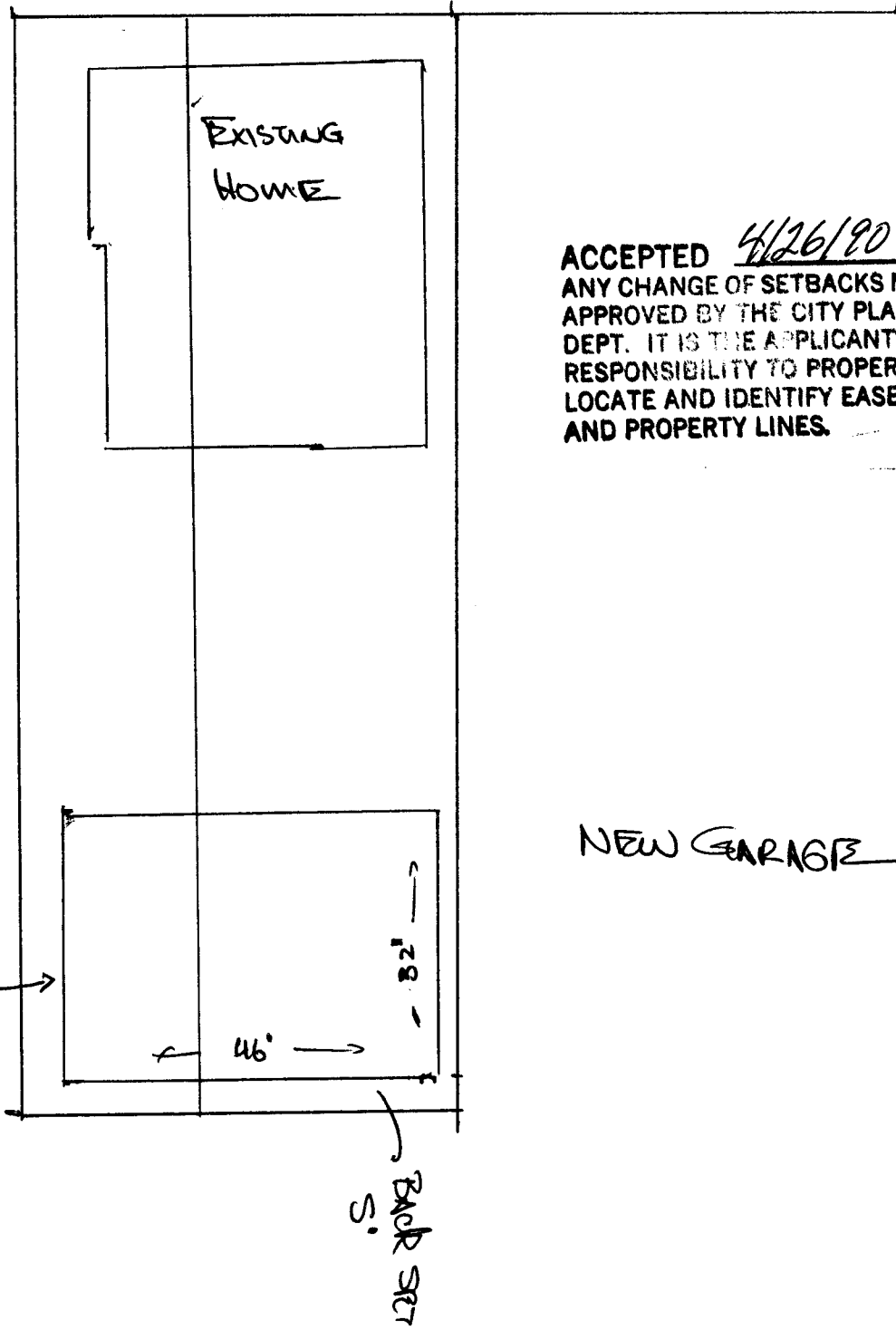
DATE APPROVED: 4/26/90

C. Scott Woodruff
SIGNATURE

APPROVED BY: Paul E. Metzger
c/o KM 10/90

South Woodcocks Const, Inc
690 Cloverdale Dr.
Grand Jct, Co. 81506
245-3448

805 So. Ave



ACCEPTED 4/26/90 KGM
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.

21' BOULEVARD
SET BACK TO
PROPERTY LINE

NEW GARAGE

5'
BACK SET