

DATE SUBMITTED: 5-14-91

PERMIT # 38719

FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

LOG ADDRESS: 1427 N. 15<sup>th</sup>

SQ. FT. OF BLDG: 1743  $\frac{1}{4}$

SUBDIVISION: GRANDVIEW

SQ. FT. OF LOT: 11,550  $\frac{1}{4}$

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-123-00-029

1

PROPERTY OWNER: Deborah E. Woods

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 9392

Dentals

PHONE: 434-4806

DESCRIPTION OF WORK AND INTENDED USE:

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

Whining # 2 Bedroom House DN TO Rear of Lot AT 1425 N. 15<sup>th</sup>

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### FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F 20' S 10' R 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 4 TOTAL

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: of 20% of site to be landscaped

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 5-14-91

[Signature]  
SIGNATURE

APPROVED BY: [Signature]

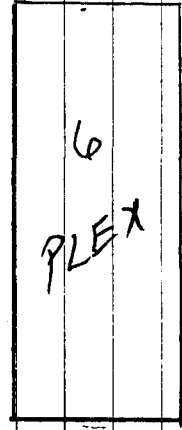
ACCEPTED  
ANY CHANGE OF BACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. THE OWNER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

5-14-91

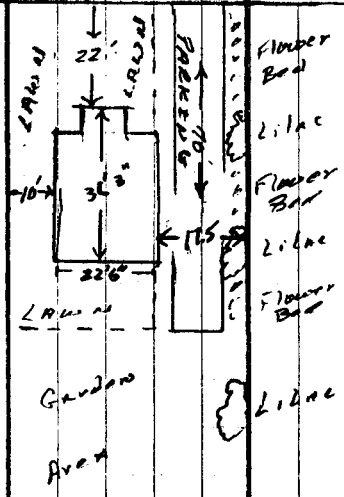
ALLEY TO 14<sup>TH</sup> ST

ALLEY TO ELM AVE

KENNEDY AVE.

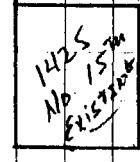


PARKING



1405  
No 15<sup>TH</sup>

1415  
No 15<sup>TH</sup>



231'

50'

NO. 15<sup>TH</sup> STREET



SCALE 1" = 40'

DRAWN BY - Paul Woods

DATE - 5-13-91