

DATE SUBMITTED: 4-22-91

PERMIT # 38496

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1401 N 16th St

SQ. FT. OF BLDG: 560

SUBDIVISION: Pack place. Hts Sub

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 2 LOT # 1

NUMBER OF FAMILY UNITS: SF

TAX SCHEDULE NUMBER:  
2945-123-22-030

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: TIM KIER

USE OF ALL EXISTING BUILDINGS:  
House

ADDRESS: 1401 N 16th St

PHONE: 241-6556

DESCRIPTION OF WORK AND INTENDED USE:  
2 CAR GARAGE

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

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FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

Essory SETBACKS: F \_\_\_\_\_ S 3' R 10'

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

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: \_\_\_\_\_

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: 4-24-91

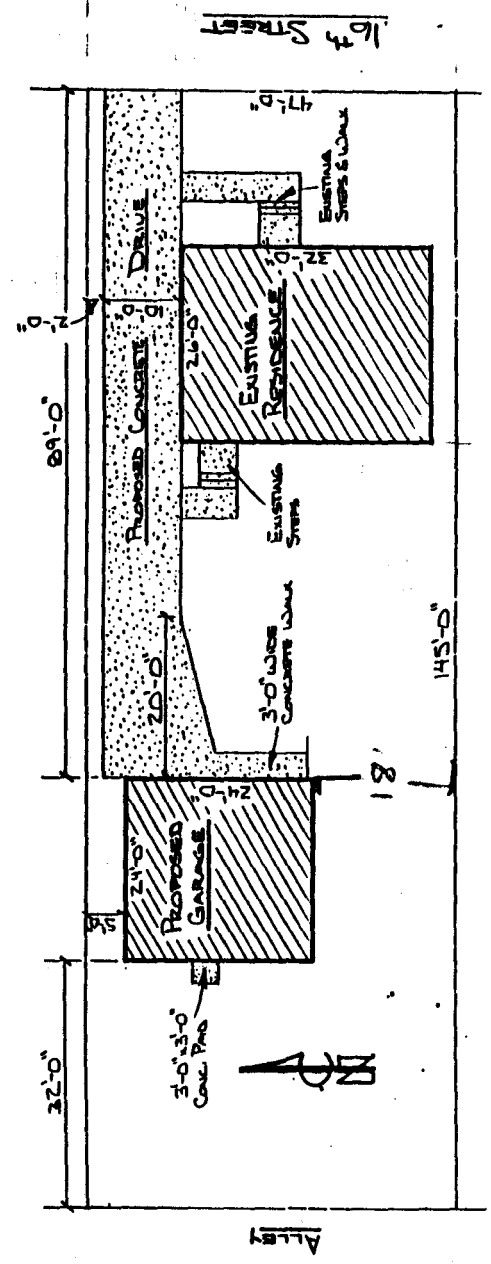
APPROVED BY: [Signature]

[Signature]  
SIGNATURE  
American Pop Mount.  
Contractor

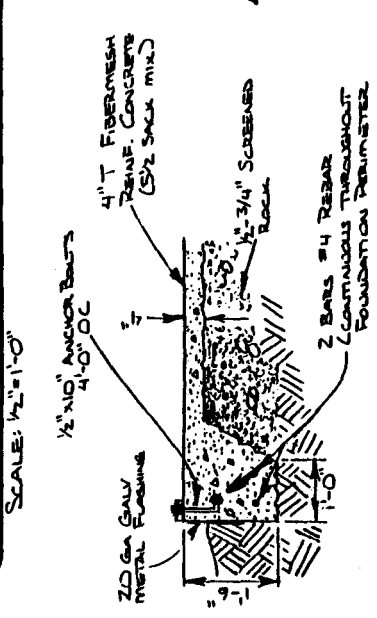
1401 N 16th St.

70' water  
 30' gas  
 30' sewer & Hydro

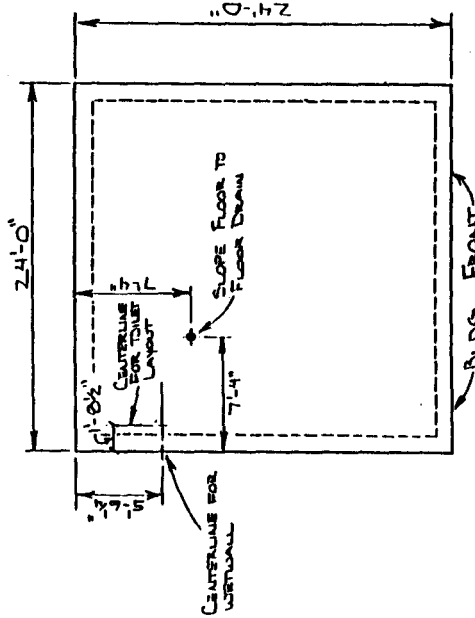
**(A) PLOT PLAN**  
 SCALE: 1/4" = 1'-0"  
 1401 16th STREET  
 LOT 1, BLOCK 2  
 PARKPLACE HEIGHTS  
 GRAND JUNCTION  
 MESA COUNTY, CO



**(C) FOUNDATION CROSS-SECTION**  
 SCALE: 1/2" = 1'-0"



**(B) FOUNDATION PLAN**  
 SCALE: 1/8" = 1'-0"



ACCEPTED BY *DA 9-24-9*  
 ANY CHANGES TO THIS PLAN MUST BE  
 APPROVED BY THE ENGINEER. THE ENGINEER'S  
 DESIGN IS TO BE USED BY THE CONTRACTOR'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.