

DATE SUBMITTED: 3-7-91

PERMIT # 38045

FEE 0

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1225 N 23rd

SQ. FT. OF BLDG: 5600

SUBDIVISION: Twenty-third Street

SQ. FT. OF LOT: 12000

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
294512426003

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: ERNEST A. MARTIN

USE OF ALL EXISTING BUILDINGS:  
\_\_\_\_\_

ADDRESS: 557 PEACHWOOD

PHONE: 434 4148 or 241 9166

DESCRIPTION OF WORK AND INTENDED USE:  
INTERIOR REMODEL

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: \_\_\_\_\_

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

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: \_\_\_\_\_

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

TRAFFIC ZONE: \_\_\_\_\_

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: 3-7-91

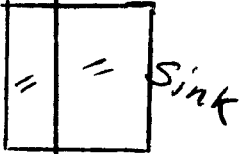
APPROVED BY: Val Lavy

Ernest A. Martin  
SIGNATURE

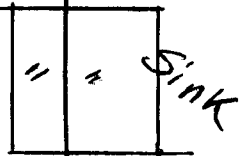
ACCEPTED 1/1  
PROPERTY TRACKS MUST BE  
LANNING  
LOCATED TO PROPERTY EASEMENTS  
AND PROPERTY LINES.

Door

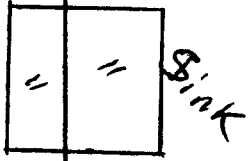
" 5' 1" ←  
" 5' 1" ←



" 2' 5" 1/4  
" 4' 5" 1/2



" 8' 1" 8  
" 8' 1" 8



← " 11' 5" →  
← " 11' 5" →

EXISTING

Door

Window