

DATE SUBMITTED: May 7, 1991

PERMIT # 38622

FEE *No Fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 267 1/2 Alyce Ave

SQ. FT. OF BLDG: 864

SUBDIVISION: Sunland Sub

SQ. FT. OF LOT: 7000

FILING # _____ BLK # _____ LOT # 30

NUMBER OF FAMILY UNITS: single

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-251-05-026

Main plus one out building

PROPERTY OWNER: Al Whitener

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3071 Blvd GT

Residential

PHONE: 434-6574

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.

Revise plumbing upgrade.

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S Interior

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: _____

CENSUS TRACT #: 13

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: 80

NO

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 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: May 7, 1991

Al Whitener
SIGNATURE

APPROVED BY: Kristen K. Albrecht