

DATE SUBMITTED: 1-29-91

PERMIT # 37857

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2860 Bedford Ave

SQ. FT. OF BLDG: 1152

SUBDIVISION: Meeks

SQ. FT. OF LOT: 7670

FILING # BLK # 1 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-181-01-022

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
none

PROPERTY OWNER: Susan & Clay Hauser

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2875 Orchard Ave

Residence

PHONE: 245-8561

DESCRIPTION OF WORK AND INTENDED USE:
Move house on lot to be used for a residence, then add on to it. ~~AND BUILDING A DETACHED 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: RSF-8

FLOODPLAIN: YES NO

SETBACKS: Principle 20' S 5' R 15'
Accessory 20' 3' 3'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 7

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING:

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: 1-29-91
APPROVED BY: [Signature]

Susan Hauser
Clay Hauser
SIGNATURE

