

DATE SUBMITTED: 6/7/91

PERMIT # 38925

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2860 BELFORD

SQ. FT. OF BLDG: 624

SUBDIVISION: MEEK'S

SQ. FT. OF LOT: 7670

FILING # _____ BLK # _____ LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943 181 00022

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: SUSAN SCIAJ KAUSER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2860 BELFORD

Residential

PHONE: NA

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

DESCRIPTION OF WORK AND INTENDED USE:
GARAGE

FOR OFFICE USE ONLY

ZONE: RSF-8
ACCESSORY
SETBACKS: F _____ S 3' R 3'

FLOODPLAIN: YES _____ NO X

MAXIMUM HEIGHT: 32'

GEOLOGIC HAZARD: YES _____ NO X

PARKING SPACES REQ'D: _____

CENSUS TRACT #: 7

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: 39

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.)

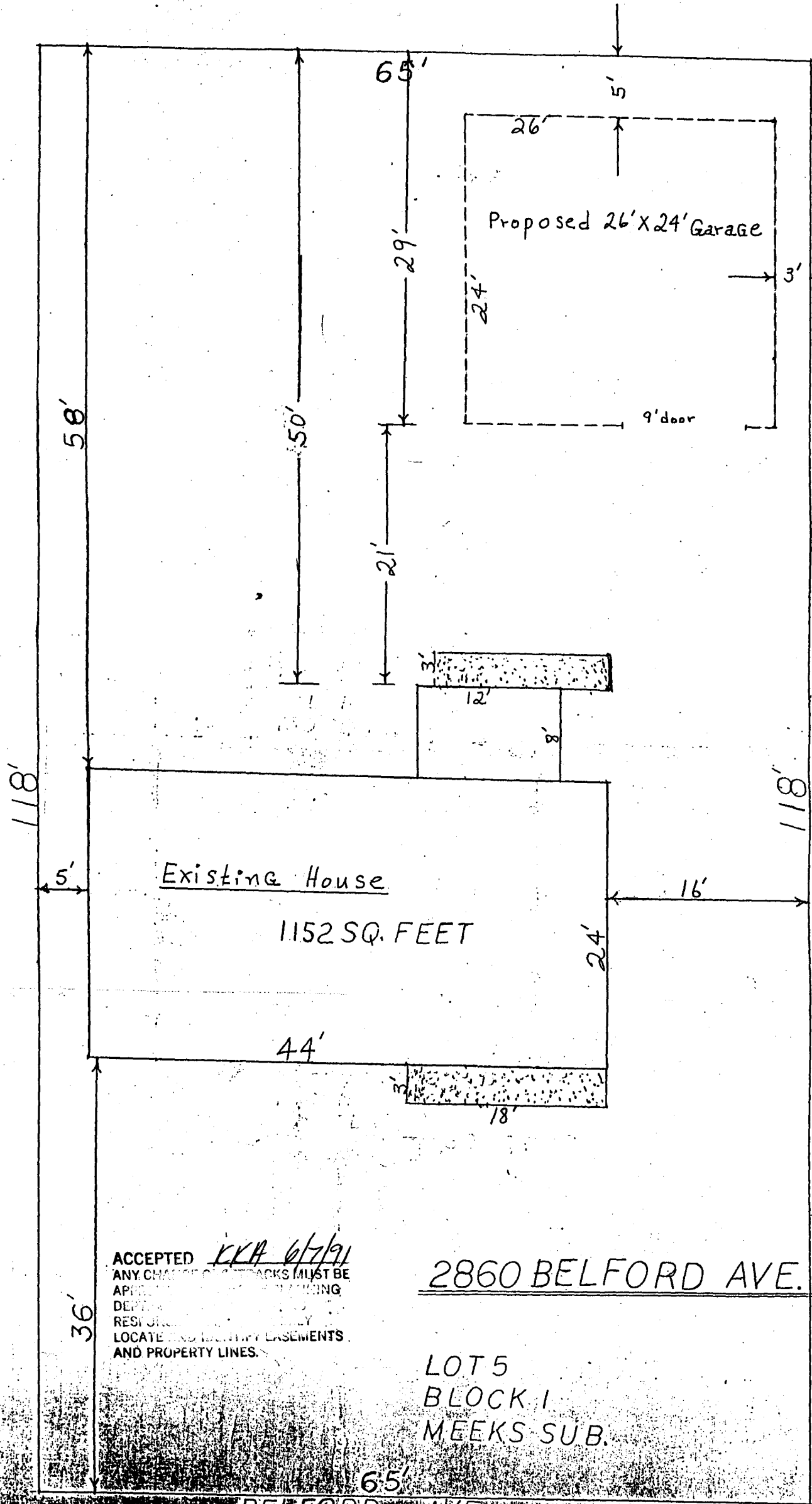
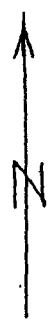
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 6/7/91

APPROVED BY: Kirsten K. Orbeck

Clay Kauser
SIGNATURE



ACCEPTED *KKA 6/7/91*
 ANY CHANGE OF PERMITS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE APPLICANT
 RESPONSIBLE FOR VERIFYING
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2860 BELFORD AVE.

LOT 5
 BLOCK 1
 MEEKS SUB.

65'
 BELFORD AVE