

DATE SUBMITTED: 5/20/91

PERMIT # 38718

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 1253 Colorado Ave

SQ. FT. OF BLDG: 14' x 8'

SUBDIVISION: Keith's Addition

SQ. FT. OF LOT: 35' x 125'

FILING # _____ BLK # M LOT # 134 part of 14

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-133-19-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Robert W & W. Sue Eastland

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1253 Colorado

home

PHONE: 245-8417

DESCRIPTION OF WORK AND INTENDED USE: interior wall in existing carport

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: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F various R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: interior - not an expansion of a non-conforming use

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: 5/20/91

APPROVED BY: Kathy Perkins

Robert W Eastland
SIGNATURE

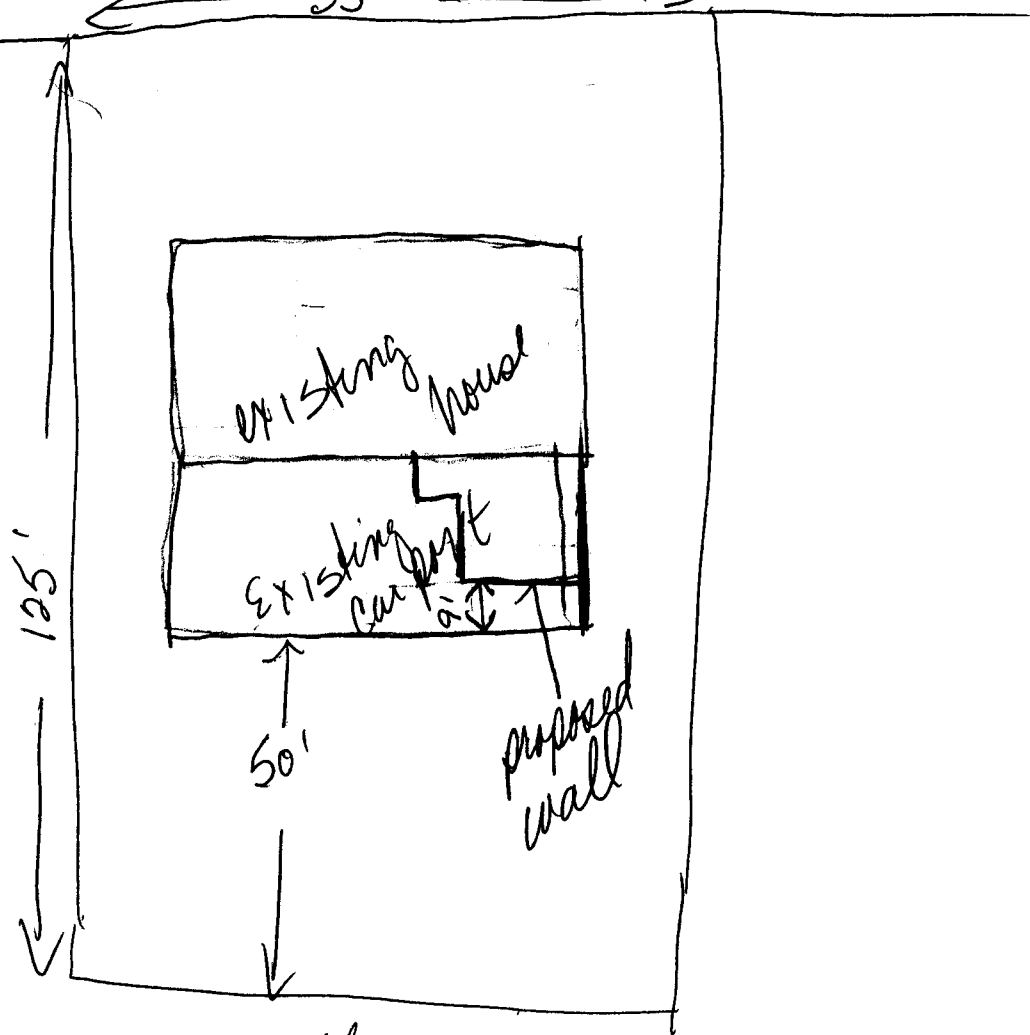
W. Sue Eastland

ACCEPTED KP 5/20/91
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

1253 Colorado

Colorado Ave

35'



2945-133