

DATE SUBMITTED: 26-91

PERMIT # 38508

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

PG ADDRESS: 830 ELM AVE

SQ. FT. OF BLDG: 576

SUBDIVISION: ELM SUB

SQ. FT. OF LOT: 7260

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2

PROPERTY OWNER: EDWARD J. McQUILLAN

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 830 ELM AVE

DWELLING + STORAGE GARAGE

PHONE: 241-6873

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.

CONSTRUCT 24x24 GARAGE - STORAGE
DEMOLISH 12x20 GARAGE + REMOVE + CARS

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

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.)

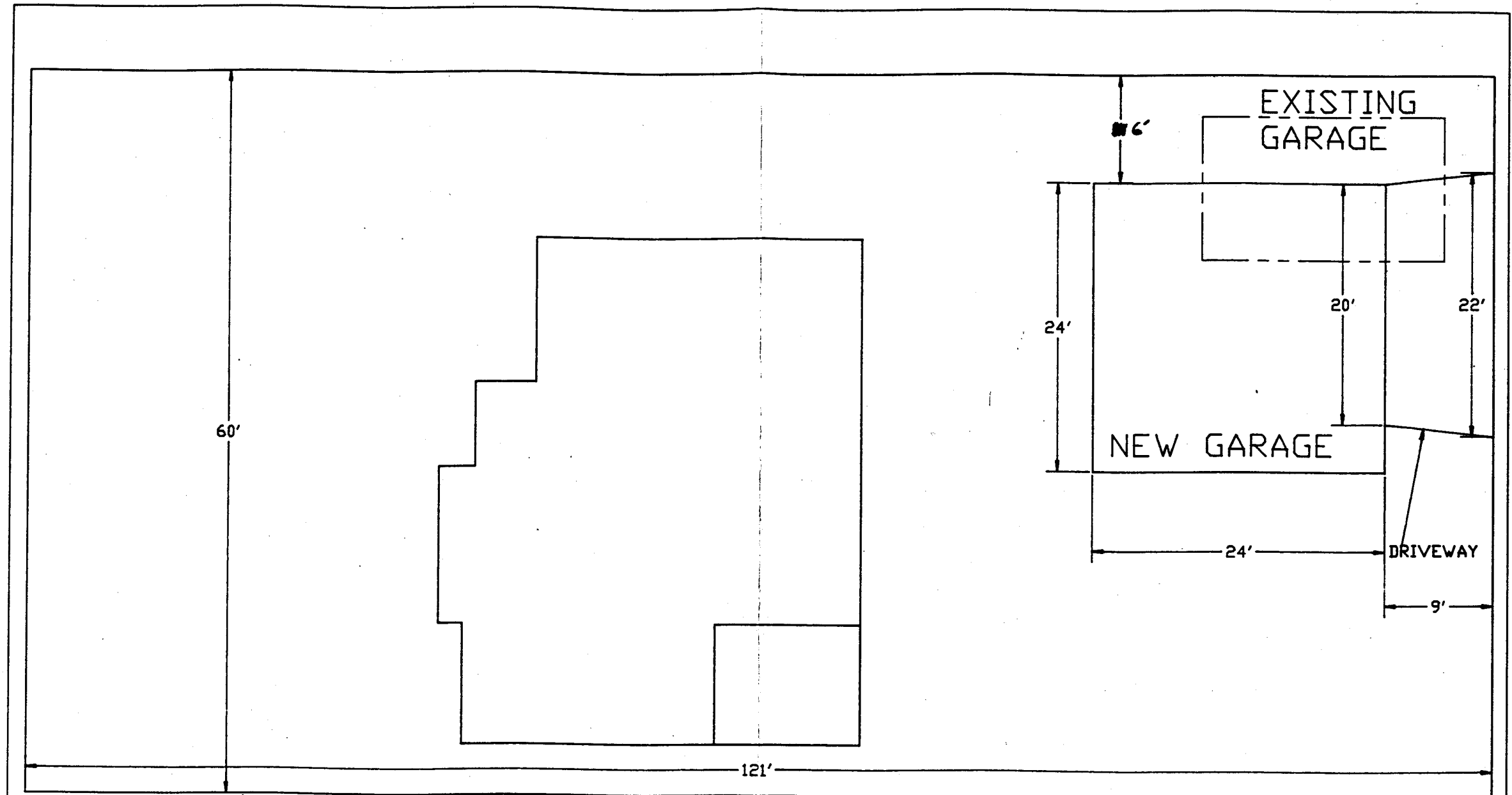
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4/26/91

Edward J. McQuillan
SIGNATURE

APPROVED BY: Kristen T. [Signature]



ACCEPTED *KKA 9/26/91*
 ANY OWNER OR CONTRACTOR MUST SEE
 APPROVED PLANS BY PLANNING
 DEPARTMENT FOR ALL
 RESPECTIVE PERMITS
 LOCATE ALL UTILITIES, ENCUMBRANCES
 AND PROPERTY LINES.

EDWARD MCQUILLAN 830 ELM AVE			
SHEET NO.			
DATE	SCALE	DRAWN BY	CHECKED BY
	1/8" = 1'	DRJ	1 OF 2
APPROVED BY		APPROVED BY	
DATE		DATE	