

DATE SUBMITTED: July 24, 1991

PERMIT # 39338

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1724 Grand Avenue SQ. FT. OF BLDG: 771 sq. ft.

SUBDIVISION: Slocomb's Addition to Grand Junct SQ. FT. OF LOT: 9000 sq. ft.

FILING # \_\_\_\_\_ BLK # 3 LOT # E<sup>1</sup>/<sub>2</sub> of lots NUMBER OF FAMILY UNITS: one  
16, 17, 18 & 19

TAX SCHEDULE NUMBER: 2945-132-17-013 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: one

PROPERTY OWNER: Robert Hilgenfeld

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 683 25 Road GJ

residential

PHONE: 243-4048

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:  
new plumbing, electrical, floor, windows & reside rental property

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**FOR OFFICE USE ONLY**

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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

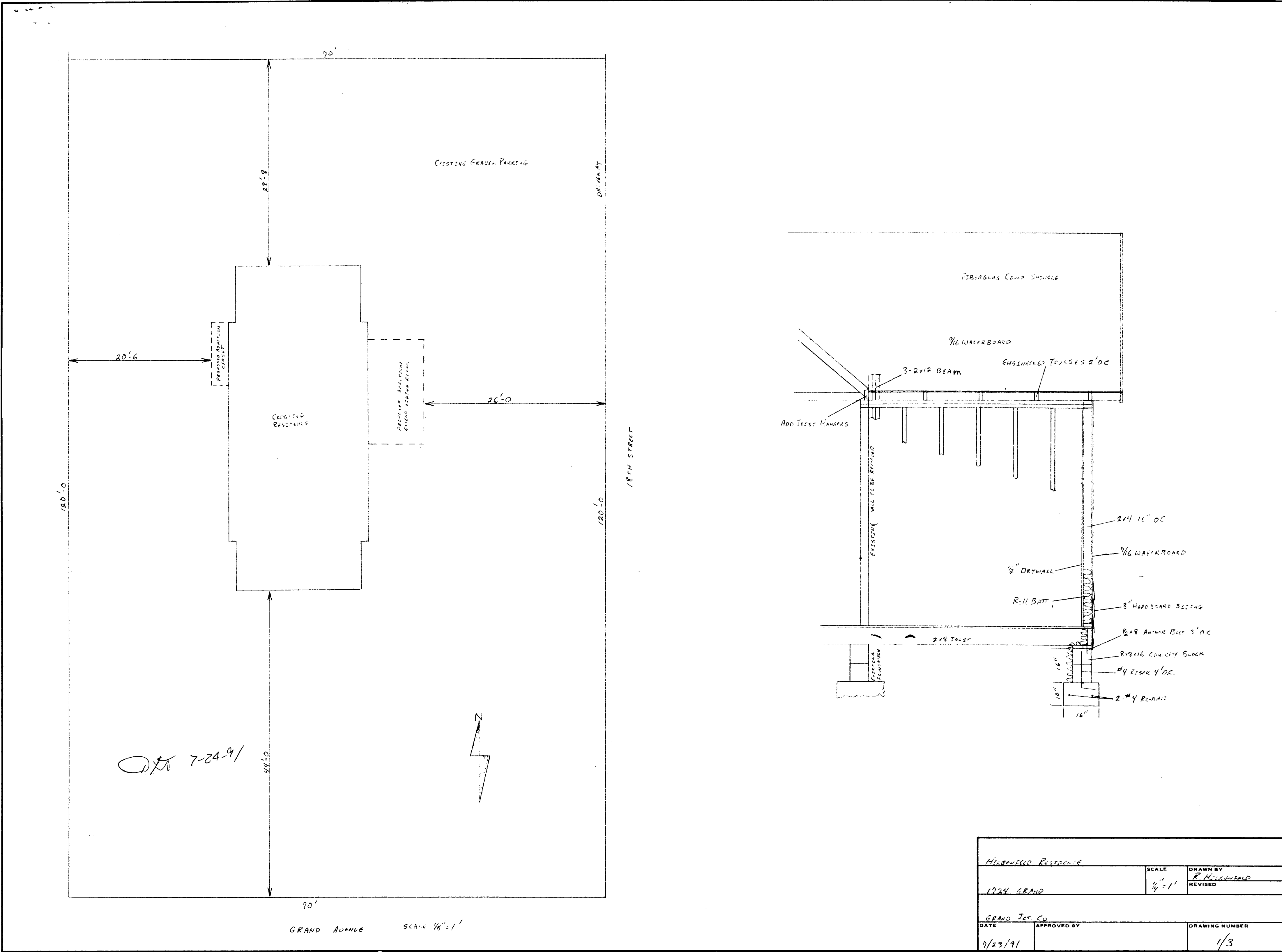
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 7-24-91

APPROVED BY: [Signature]

Robert Hilgenfeld  
SIGNATURE



CHRYSLER ARCHITECTS STANDARD FORM

MADE IN U.S.A.

MURKIN RESTAURANT		SCALE	DRAWN BY
DATE	APPROVED BY	1/8" = 1'	E. H. HARRIS
07/24/91			REVISED
GRAND JET CO.		DRAWING NUMBER	
		1/3	