

DATE 5/28/91

PERMIT # 38816

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

(New)

ADDRESS: 545 Grand Mesa AVE

SQ. FT. OF BLDG: 1532' sq Ft

SUBDIVISION: Orchard Mesa Hts

SQ. FT. OF LOT: 5000 sq Ft.

FILING # _____ BLK # 3 LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-233-07-023

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Ronald & Angie Ashley

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 545 Grand Mesa AVE

PHONE: 242-2633

DESCRIPTION OF WORK AND INTENDED USE:
Addition

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: KMF-16

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 10' R 20'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

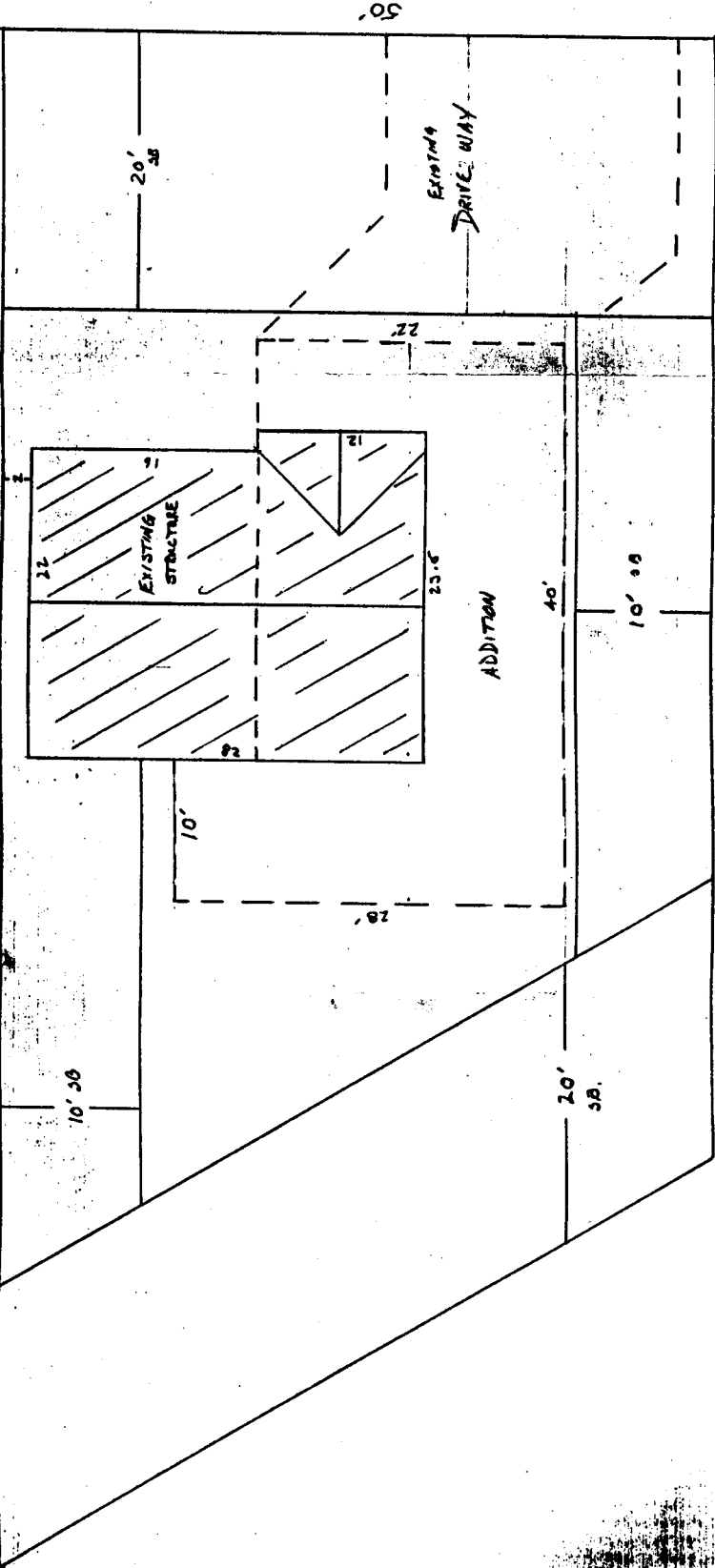
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/28/91

APPROVED BY: [Signature]

[Signature]
SIGNATURE

GRAND
MESA
AVE



ACCEPTED *SKS/PL/KKA*
AND MUST BE
REVISITING

1/8" SCALE

PLANNING DEPARTMENT
CITY OF GRAND PR...