

DATE SUBMITTED: 6/11/91

PERMIT # 38930438931

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 602 GUNNISON

SQ. FT. OF BLDG: 27' x 46'

SUBDIVISION: _____

SQ. FT. OF LOT: 50' x 150'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945 142-19010

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: MARIO MADEID

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 602 GUNNISON

Residential

PHONE: 241-4882

DESCRIPTION OF WORK AND INTENDED USE:
RESIDENTIAL ADD GARAGE RENOVATE

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

FOR OFFICE USE ONLY

ZONE: RMF-6A

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' ^{Accessory} S 3' & 20' R 3'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 2

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

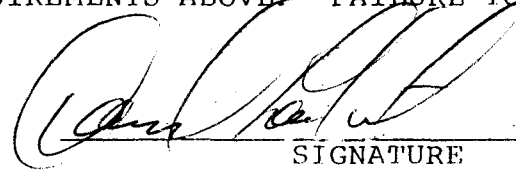
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

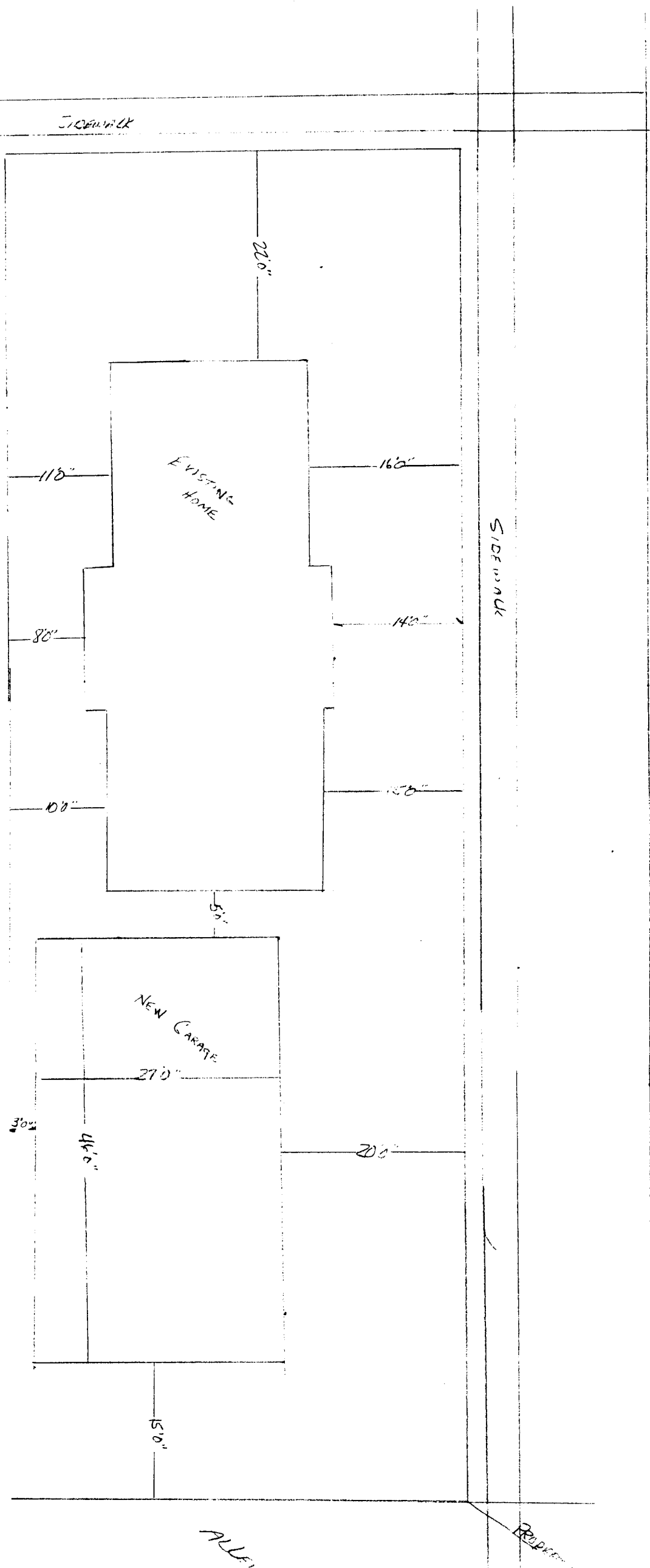
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 6/11/91

APPROVED BY: Kristen L. Adbeck


SIGNATURE



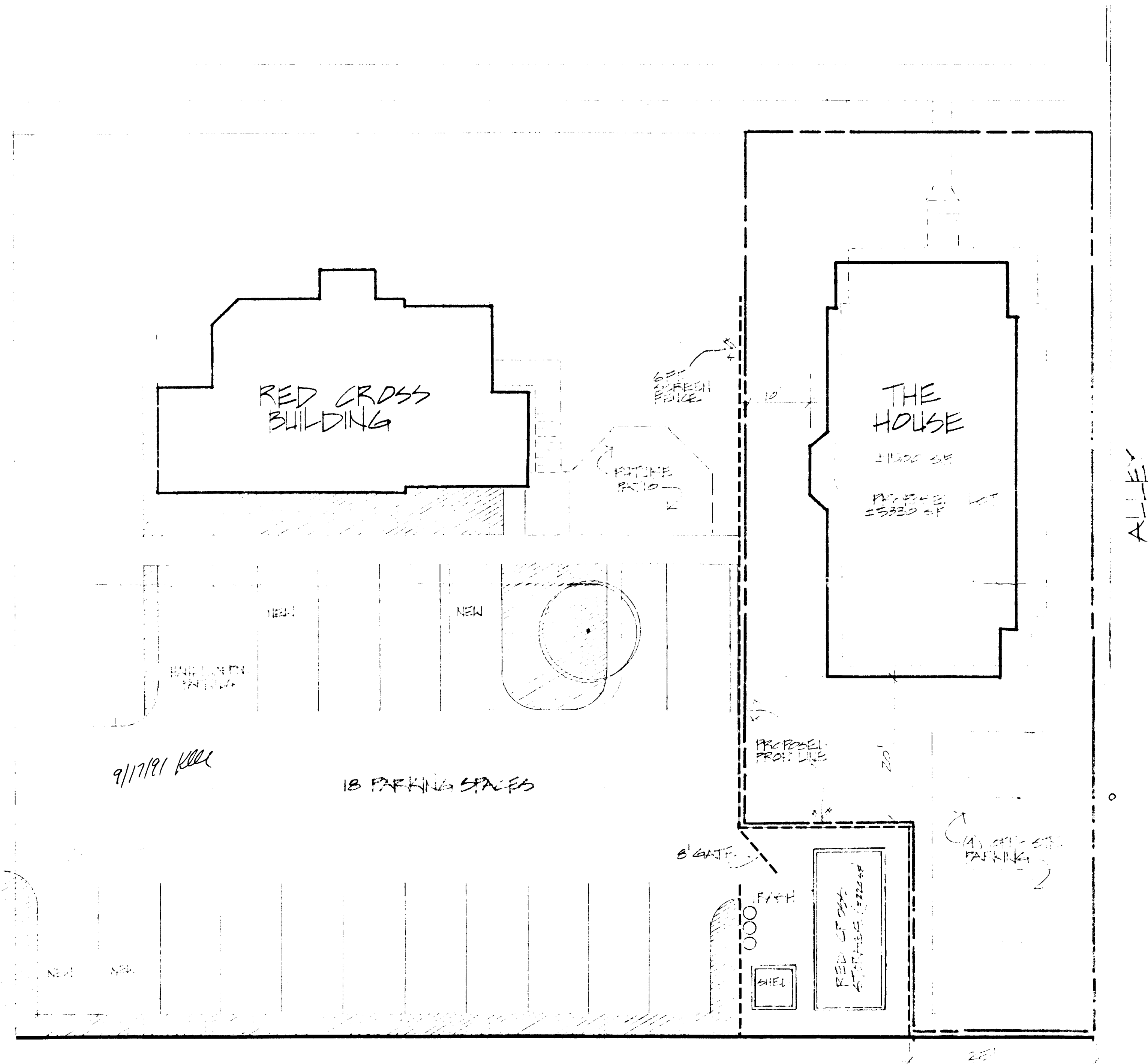
67th STREET

ACCEPTED
 ANY CHANGES TO THIS SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY PLANNING
 RESOLUTIONS AND ORDINANCES
 LOCATE ALL UTILITY EASEMENTS
 AND PROPERTY LINES.

7/11/91

REPERM 1

GANNON AVE.



GANNON