

DATE SUBMITTED: 5/23/91

PERMIT # 38998

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 252 Hill Ave.

SQ. FT. OF BLDG: _____

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: 50X125

FILING # _____ BLK # 32 LOT # 19420

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945/42 14010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
3

PROPERTY OWNER: Raymond Jackson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3349 F Rd #16

residential

PHONE: 303-434-5965

DESCRIPTION OF WORK AND INTENDED USE:
Complete remodel from foundation up

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

ZONING: RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50' S 10' R 20'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Not changing existing foundations - side setbacks okay

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.

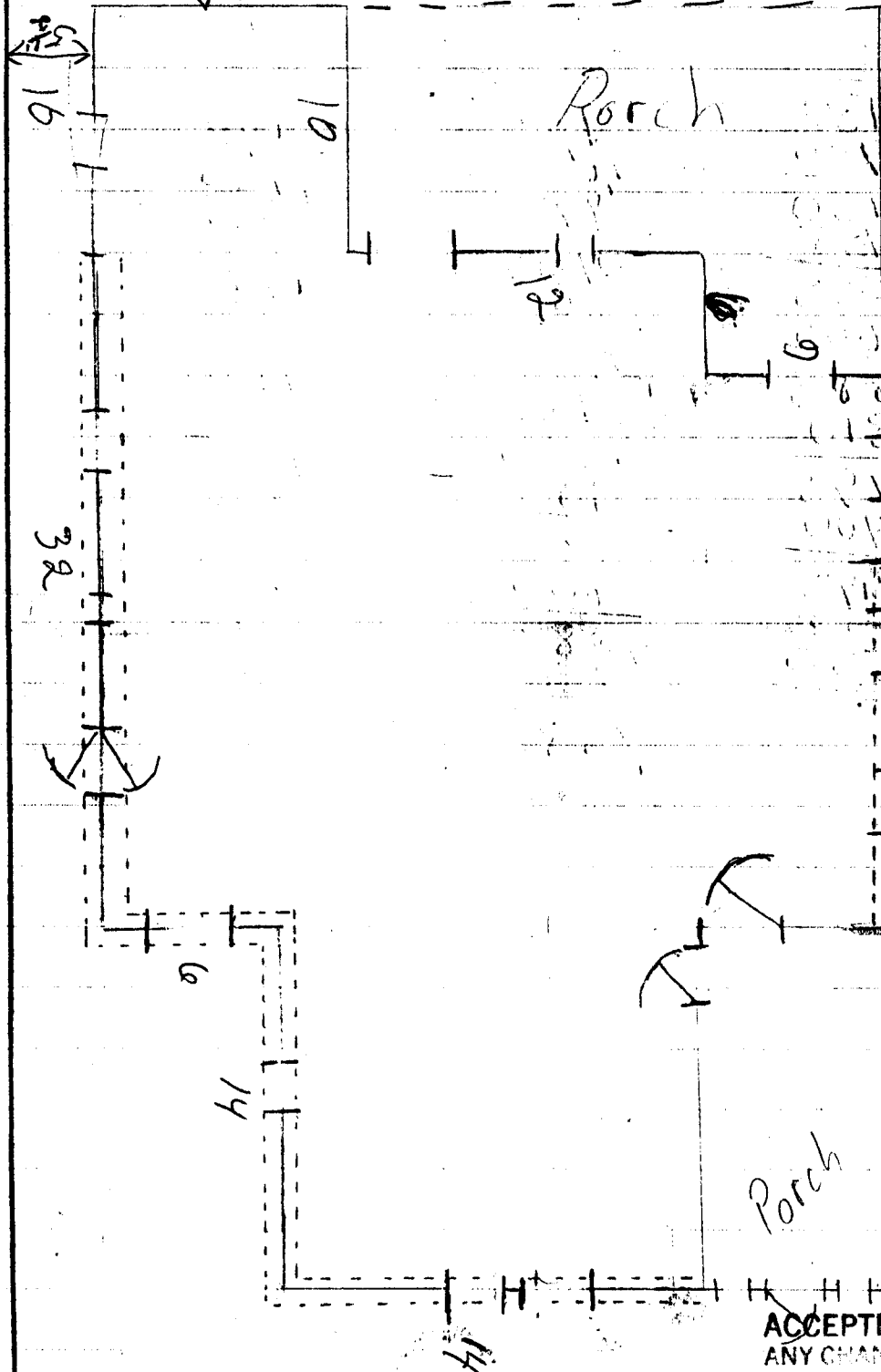
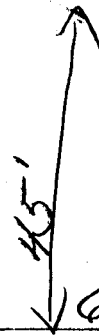
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/23/91

Raymond Jackson
SIGNATURE

APPROVED BY: Lucretia K. Albrecht

Fence



ACCEPTED *Kka 5/23/91*
ANY CHANGE OF RETRACKS
APPROVED BY CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Hill Ave