

DATE SUBMITTED: April 10, 1991

PERMIT # 38411

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1212 Ouray Avenue

SQ. FT. OF BLDG: 1075 sq ft

SUBDIVISION: Dundee Place

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 1 LOT # 29 & 30

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:  
2945-132-09-009

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
one

PROPERTY OWNER: Dana Olson

USE OF ALL EXISTING BUILDINGS:  
residence

ADDRESS: 1212 Ouray Avenue

PHONE: 241-2322

DESCRIPTION OF WORK AND INTENDED USE:  
renovation

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

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FOR OFFICE USE ONLY

ZONE: \_\_\_\_\_

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

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD ~~YES~~ USE YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

PARKING SPACES REQ'D: INTERIOR

CENSUS TRACT #: \_\_\_\_\_

LANDSCAPING/SCREENING: NO CHANGE

TRAFFIC ZONE: \_\_\_\_\_

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

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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: 4/10/91

APPROVED BY: [Signature]

[Signature]  
SIGNATURE