

DATE SUBMITTED: May 7, 91

PERMIT # 38612

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 325 Patterson Rd

SQ. FT. OF BLDG: 364

SUBDIVISION: Vanderer

SQ. FT. OF LOT: 14481.25

FILING # _____ BLK # _____ LOT # 24

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-112-11-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Bryan Muhr

USE OF ALL EXISTING BUILDINGS:
Garage

ADDRESS: 325 Patterson Rd

PHONE: 245-0145

DESCRIPTION OF WORK AND INTENDED USE:
Attached Garage

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: RSF-4

FLOODPLAIN: YES _____ NO X

SETBACKS: F 05 ^{TO CENTERLINE} S 7 R 30

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 26

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.

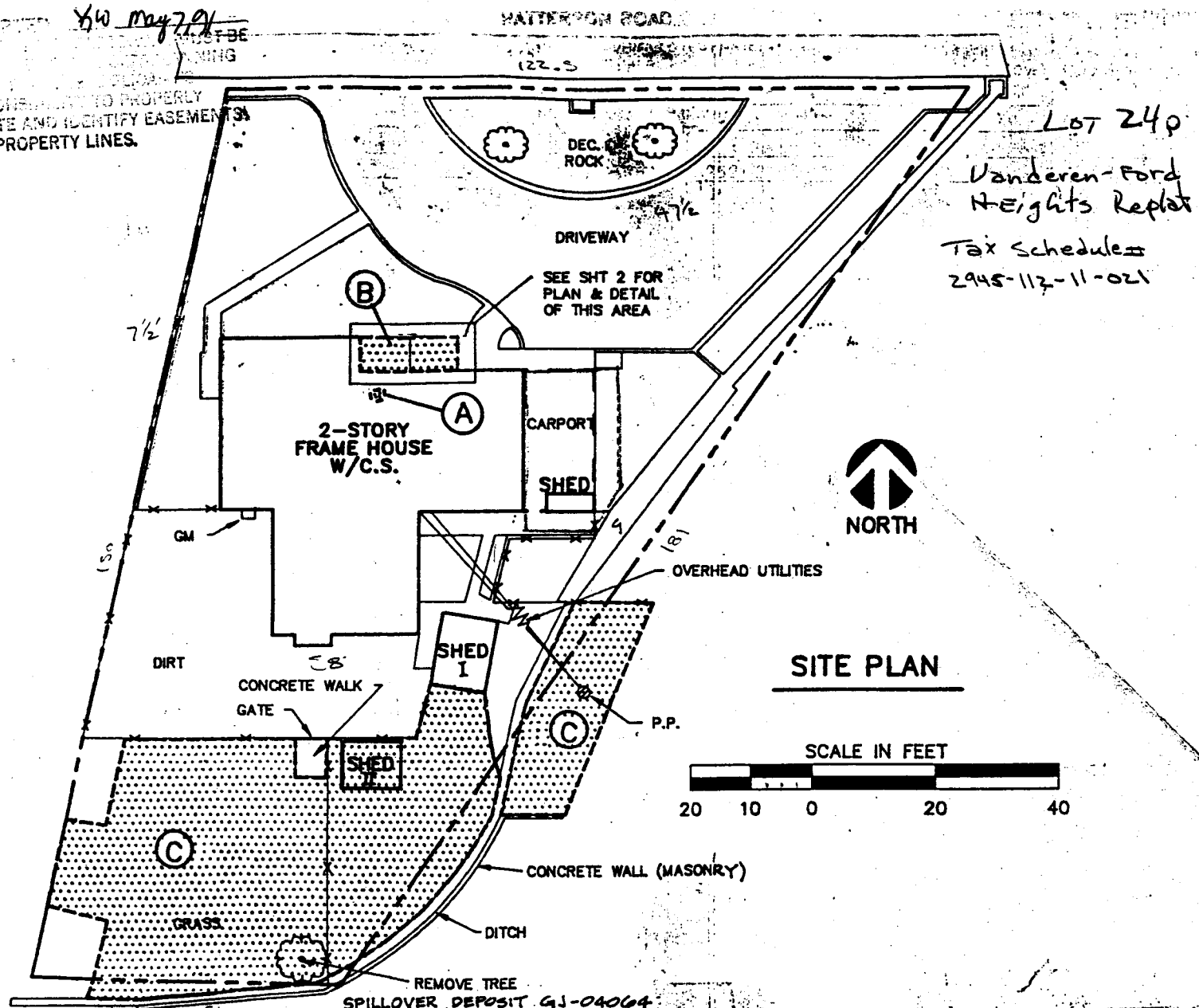
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: May 7, 1991

Bryan Muhr
SIGNATURE

APPROVED BY: [Signature] (COT)

ACCEPTED *6/10 May 77*
 MUST BE
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Lot 240
 Vanderen-Ford
 Heights Replat
 Tax Schedule#
 2945-112-11-021

SITE PLAN

RADIOLOGIC & MATERIAL SCHEDULE

FAILINGS TO BE REMOVED

DESIGNED: RDR	DATE: 11/78	PROJ. ENG.: PAR.	DATE: 11/78
DRAWN: SL	DATE: 11/78	SUBMITTED: V.R. Orl	DATE: 11/78
SHEET NO. 3-B1778-F1			