

DATE SUBMITTED: 2/7/92

PERMIT # 40966 ✓

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 629 GUNNISON AVENUE

SQ. FT. OF BLDG: 1710

SUBDIVISION: Grand Junction

SQ. FT. OF LOT: 75x150

FILING # _____ BLK # 50 LOT # 8-10

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-142-30-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: SWARTZENDRUBER, LEON ^{SHIRLEY} NONE

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 617 RONLIN

N/A

PHONE: 245-9434

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT SINGLE FAMILY RESIDENCE

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: RMF-64

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 S 5' / 3' R 20

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: N/A

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: 2/7/92

APPROVED BY: [Signature]

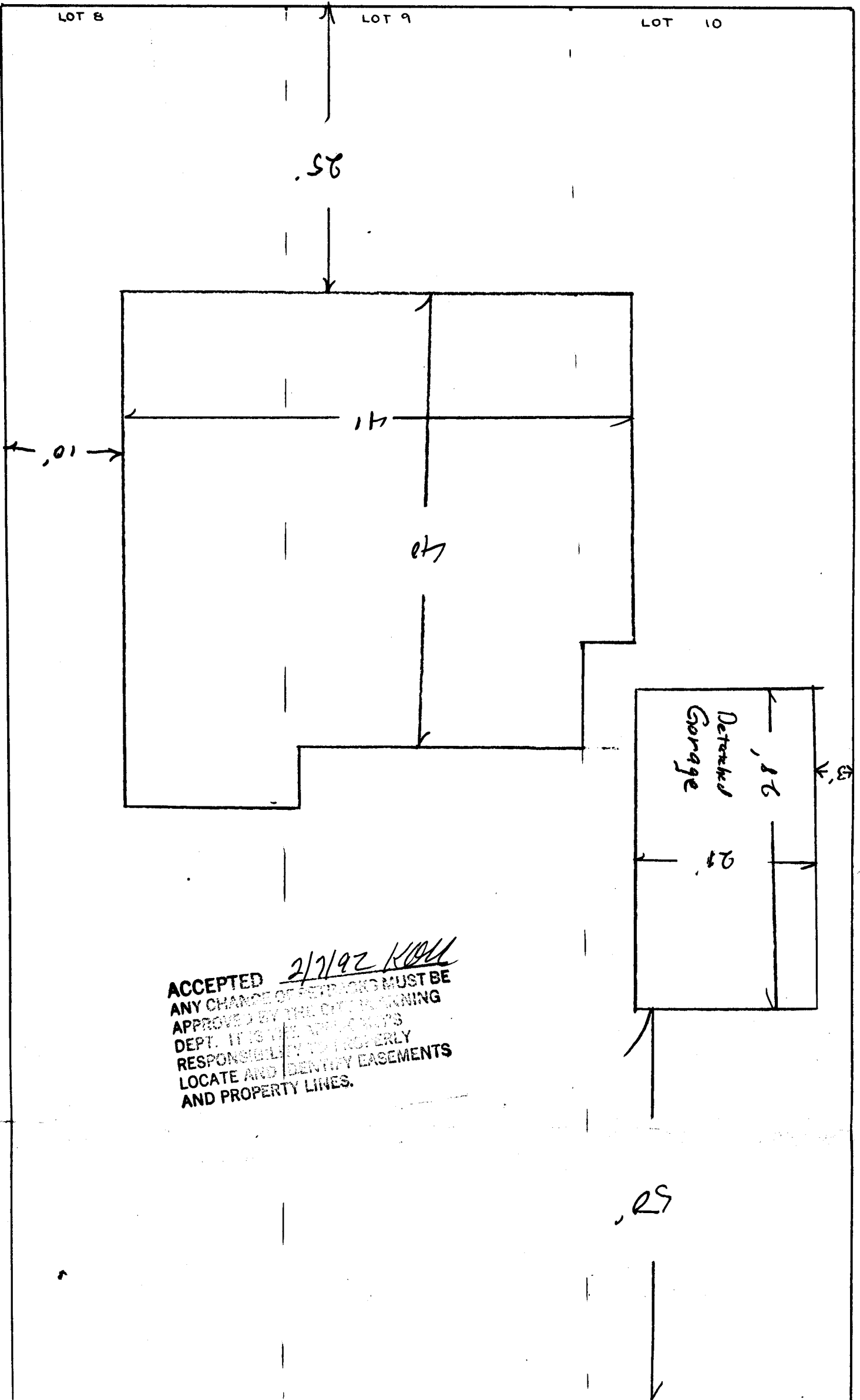
Leo P. Swartzendruber
SIGNATURE

GUNNISON AVE

LOT 8

LOT 9

LOT 10



ACCEPTED 2/7/92 KOL
 ANY CHANGE OF RECORDS MUST BE
 APPROVED BY THE COUNTY RECORDING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.