

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 583 Agana Street

SQ FT OF BLDG: 1541

SUBDIVISION: Wintergreen Estates

SQ FT OF LOT: 10,000

FILING # 2 BLK # 7 LOT # 3

NUMBER OF FAMILY UNITS: One

TAX SCHEDULE NUMBER:
2943-092-52-003-0

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION
None

PROPERTY OWNER: Green Tree, Inc.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2820 1/2 North Avenue

N/A

PHONE: 243-7980

DESCRIPTION OF WORK AND INTENDED USE:
Construction of new residence

FOR OFFICE USE ONLY

ZONE: R2

FLOOD PLAIN: YES NO

SETBACKS: F 50' S 15' R 25'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 50'

CENSUS TRACT NUMBER: 11

MAXIMUM HEIGHT: 35'

SPECIAL CONDITIONS: none

PARKING SPACES REQUIRED: 2

LANDSCAPING/SCREENING: N/A

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

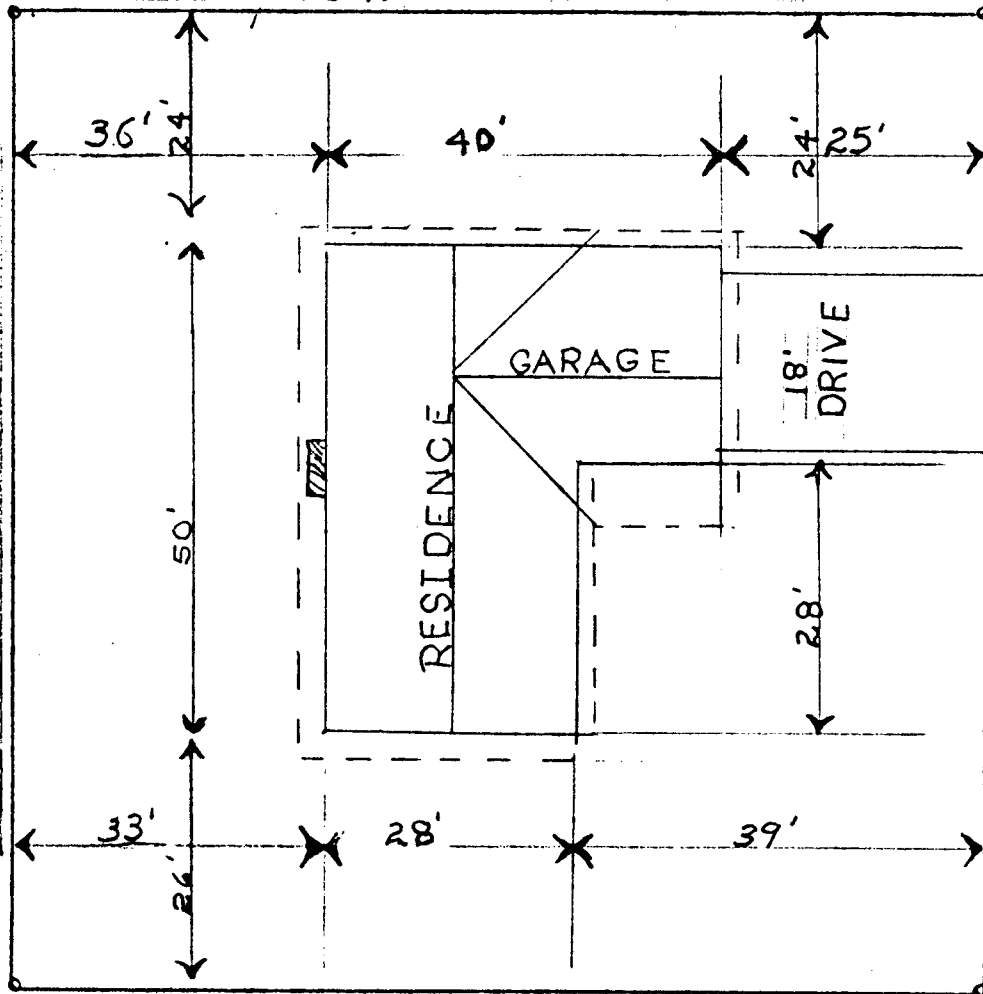
Sue Budd
SIGNATURE

DATE APPROVED: 10-27-83

APPROVED BY: [Signature]

S89°58'00E
101.20

100.18
S03°22'57"E



S00°08'45"E - 100.00
AGAWA ST.

100.00

PLOT PLAN

SCALE 1" = 20'

Project #762 R-1092 G-449
Lot 3 Block 7
Wintergreen Estates

GREEN TREE, INC.
2820½ North Avenue
Grand Junction, CO 81501

