

DATE SUBMITTED: 12/9/85

PERMIT # 24582

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 294 1/2 PINE

SQ. FT. OF BLDG: 12' x 22'

SUBDIVISION: Ferregson

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-252-01-010

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: John E Gutierrez

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 294 1/2 PINE

HOME

PHONE: 241-2361

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

DESCRIPTION OF WORK AND INTENDED USE:
RADIO PATIO

FOR OFFICE USE ONLY

ZONE: R56-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 15' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 80

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 13

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Carport will
be open so 3' side yard setback
is 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: 12/9/85

APPROVED BY: Lenore A. Weitzel

John E Gutierrez
SIGNATURE

