

DATE SUBMITTED: 5/30/86

PERMIT # 255L9

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1603 Nth 15th

SQ. FT. OF BLDG: _____

SUBDIVISION: Prospect Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # 4 LOT # 7

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-123-11-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Robert McMillen

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1603 Nth 15th

PHONE: 2450116

DESCRIPTION OF WORK AND INTENDED USE:
Walled patio

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: RSF8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5/5 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 31

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: 5/30/86

APPROVED BY: [Signature]

[Signature]
SIGNATURE

Fence Line

(N)

existing House

1603 NTH
15th
Grand Jct Colo

56'

Fence Line

(S)

concrete slab

12' by 12'

5/11 structure

concrete
built 2 years ago
to property line
dimensions

concrete slab

(N)

Grand Jct

corner lot

13'
26'8"

13'
21' to fence

side walks

(East) - Road

15th