

DATE SUBMITTED: 2-20-86

PERMIT # 24908

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3745 Beechwood St.

SQ. FT. OF BLDG: 1550

SUBDIVISION: Spring Valley Hg. 6

SQ. FT. OF LOT: N/A

FILING # 6 BLK # 15 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-3100-6

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: ED O'CONNELL

residential 1

ADDRESS: 3745 Beechwood St

USE OF ALL EXISTING BUILDINGS:

PHONE: 242-3916

DESCRIPTION OF WORK AND INTENDED USE:

Cover an existing 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: RSF-5

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S N/A R 25

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

existing

86-1 Variance to rear yard

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: 2-20-86

APPROVED BY: Mike Suthard

Ed O'Connell
SIGNATURE