

DATE SUBMITTED: MAY 8<sup>TH</sup>, 1986

PERMIT # 25469

FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 714 IVANHOE WAY

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: SUNSET TERRACE / REPLAT

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 3 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2701-353-13-005

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: GARY L. MCCMASTER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 714 IVANHOE WAY

RESIDENTIAL

PHONE: 245-3189

DESCRIPTION OF WORK AND INTENDED USE:

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

GARAGE ADDITION Attached

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### FOR OFFICE USE ONLY

ZONE: RSF 4

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20 S 7 R 30

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 17

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

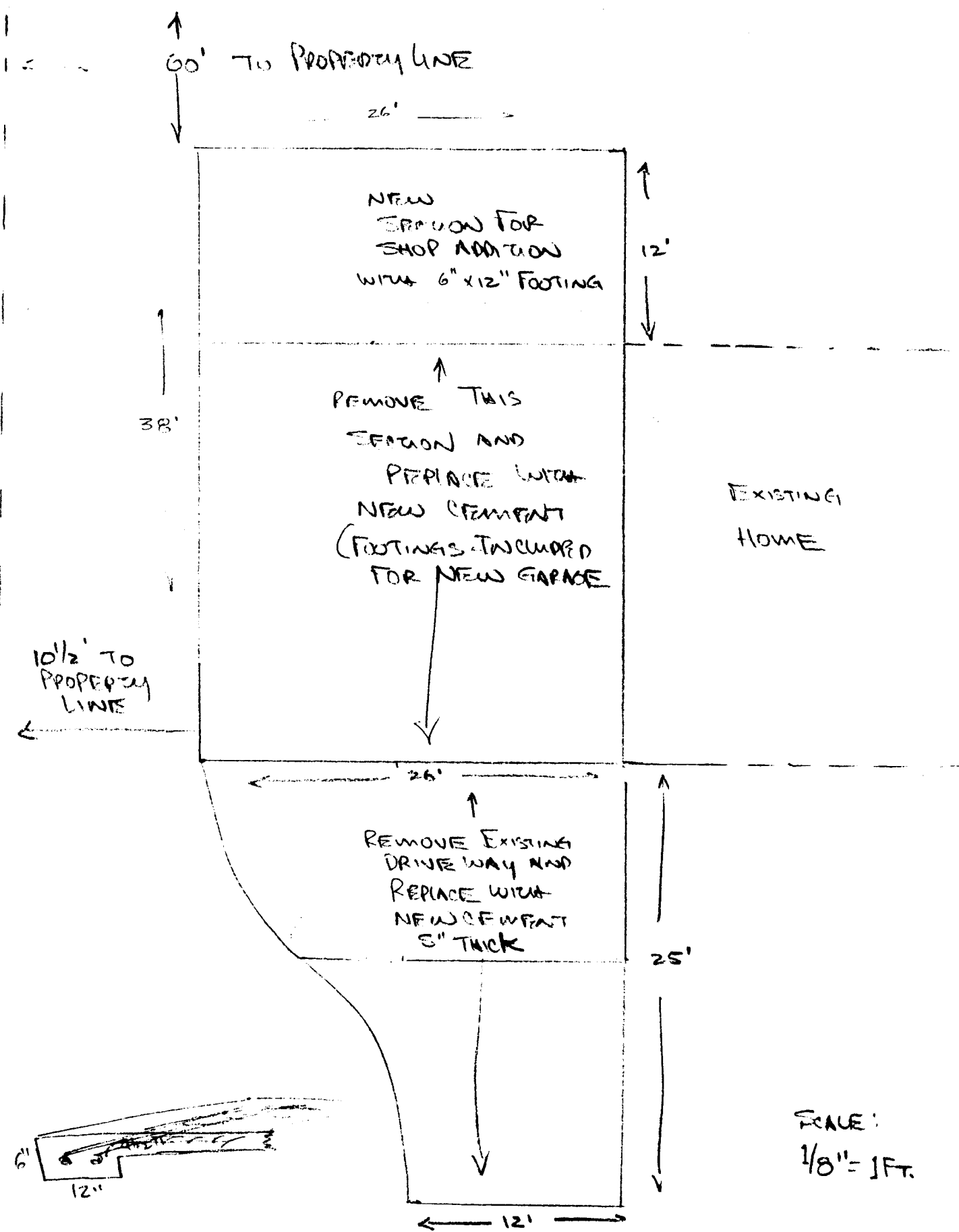
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/8/86

C. Scott Wood

APPROVED BY: [Signature]

SIGNATURE



CEMENT POUR:

1. REMOVE OLD CEMENT
2. BACK FILL / POAD BASE & COMPACT NEW BED FOR CONCRETE
3. POUR NEW CEMENT WITH EXPANSION JOINTS SHOWN ABOVE WITH 6" x 12" FOOTINGS FOR GARAGE AREA & SHOP AREA.
4. MONOLITHIC POUR. / WIRE IN SLAB & 2 #4 REBAR IN FOOTINGS