

DATE SUBMITTED: 7/16/86

PERMIT # 25774

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 140 W. Kennedy

SQ. FT. OF BLDG: ^{addition} 302.5

SUBDIVISION: Monument Heights

SQ. FT. OF LOT: 70 x 145

FILING # _____ BLK # 1 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-104-13-018

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
one

PROPERTY OWNER: Joseph E. Higgins

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 140 W. Kennedy

residence

PHONE: 245-3940

DESCRIPTION OF WORK AND INTENDED USE:
patio roof + roof over basement entry

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: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: N/A

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: 7/16/86

APPROVED BY: Kathy Postner

Joseph E. Higgins
SIGNATURE

House

existing
carport

