

DATE SUBMITTED: Jan. 5, 1987

PERMIT # 24903

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 640 N. 7<sup>th</sup> St.

SQ. FT. OF BLDG: 20 x 30

SUBDIVISION: City of Grand Junction

SQ. FT. OF LOT: 140 x 80

FILING # \_\_\_\_\_ BLK # 48 LOT # 9210

NUMBER OF FAMILY UNITS: SINGLE

TAX SCHEDULE NUMBER:  
2945-141-28-003 <sup>004</sup>

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

two including garage

PROPERTY OWNER: MARY M. COLMAN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 640 N. 7<sup>th</sup>

house and garage

PHONE: 242-5298

DESCRIPTION OF WORK AND INTENDED USE:

Covered carport

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-8

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

SETBACKS: F \_\_\_\_\_ S 3ft R 3ft

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

MAXIMUM HEIGHT: 32 feet

CENSUS TRACT #: 2

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

TRAFFIC ZONE: 4

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

SPECIAL CONDITIONS: minor change as per file 11/84 as per kurl

\*\*\*\*\*  
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.

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 RESUL IN LEGAL ACTION.

DATE APPROVED: Jan 5, 1987

APPROVED BY: Greg Felber

Mary M. Colman  
SIGNATURE

20 x 117

CARPORT 30

GARAGE

DRIVEWAY

HOUSE

1/2<sup>mi</sup> ST

GUNNISON

ALLEY



TO: 26908

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

**WHILE YOU WERE OUT**

MR. Coleman  
MS \_\_\_\_\_

OF \_\_\_\_\_

AREA CODE \_\_\_\_\_ PHONE 242-5298

TELEPHONED	PLEASE PHONE
CAME BY TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RETURNED YOUR CALL

MESSAGE: Hunnison - width of  
ROW  
9, 10, & 11 SE corner  
# 7th  
25 ft 75 ft total



~ 2 1/2 ft. behind sidewalk  
MESSAGE TAKEN BY: to Safe