

DATE SUBMITTED: 3-5-87

PERMIT # 27274

FEE # 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2217 ELLA COURT

SQ. FT. OF BLDG: 1121

SUBDIVISION: VALLEY HEIGHTS

SQ. FT. OF LOT: 11380 Approx

FILING # BLK # 1 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-101-02-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: DAVID/TERESA KAREUS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2993 WALNUT, G.J. CO 81504

PHONE: 242-6504

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT SINGLE FAMILY RESIDENCE

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: RS1-5

FLOODPLAIN: YES NO X

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: # 10

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: #8

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.

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: 3-20-87

Jim Thomas
SIGNATURE

APPROVED BY: [Signature]

SITE PLAN
2217 ELLA COURT
LOT 2, BLOCK 1, VALLEY HEIGHTS SUB

NORTH

