

DATE SUBMITTED: 7-23-87

PERMIT # 28259

FEE \$50<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3934 So Seville SQ. FT. OF BLDG: 1672

SUBDIVISION: Crown Heights SQ. FT. OF LOT: 6160

FILING # 1 BLK # 1 LOT # 9 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-011-36-009 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Dawn McClelland USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 113 Steve Ct PHONE: 434-7074

DESCRIPTION OF WORK AND INTENDED USE: New Residence SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: PR8

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

SETBACKS: F 15' S 1' R 10'

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

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

CENSUS TRACT #: 10

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

TRAFFIC ZONE: 21

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

SPECIAL CONDITIONS: 15 feet between Homes

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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.)

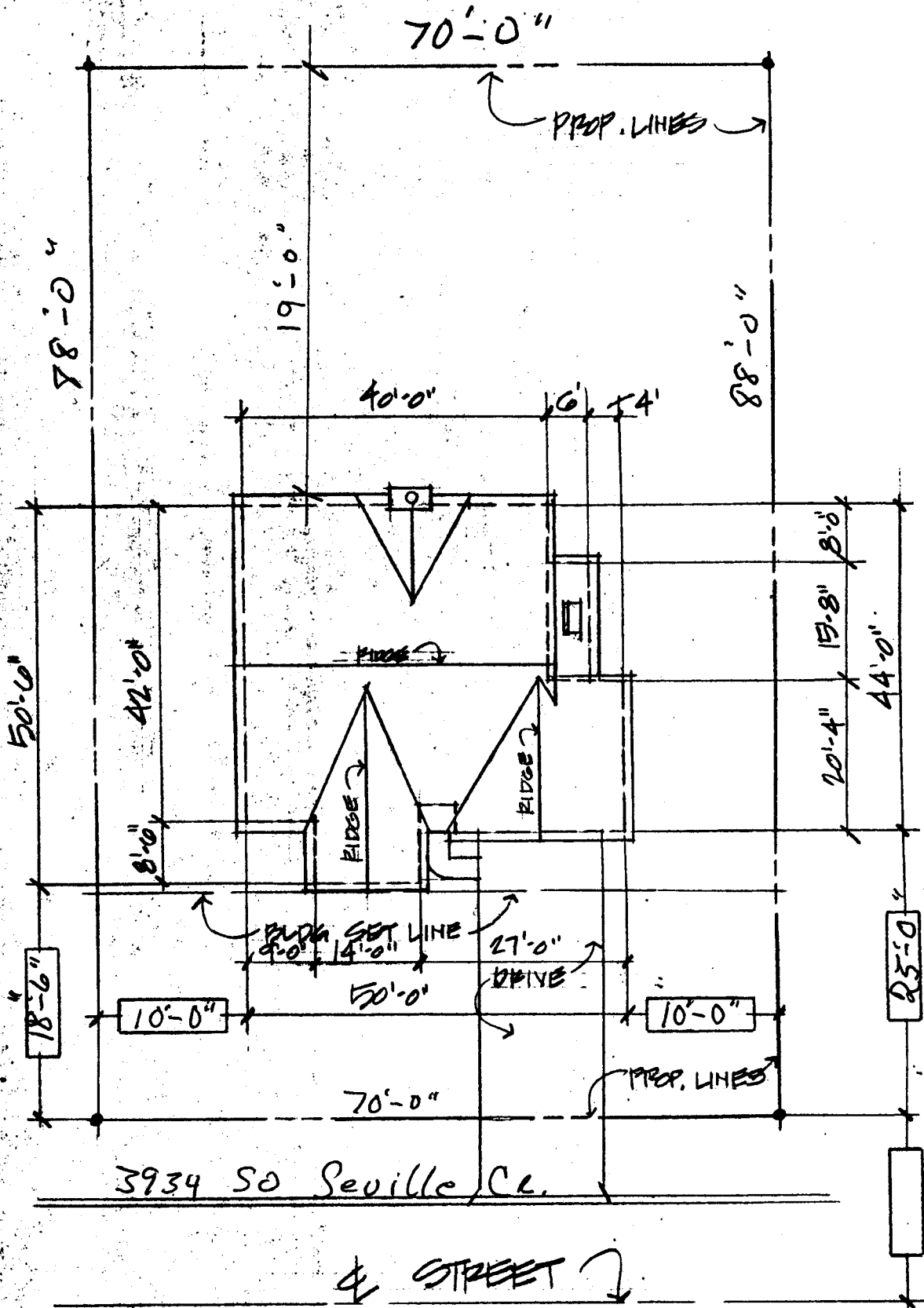
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 7-23-87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



TYPICAL SITE PLAN NO SCALE

ROOF PLAN SHOWN ABOVE