

DATE SUBMITTED: 7/13/88

PERMIT # 30733

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1927 No. 3rd Ct.

SQ. FT. OF BLDG: 375

SUBDIVISION: Mt. View Addition

SQ. FT. OF LOT: Unknown

FILING # \_\_\_\_\_ BLK # 2 LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-112-20-01-14

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: George & Julia Bennett

USE OF ALL EXISTING BUILDINGS:  
Residence

ADDRESS: 1927 No. 3rd Ct.

PHONE: 303-242-4107

DESCRIPTION OF WORK AND INTENDED USE:

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

*To Build*  
Home Shop & Storage & Basketball  
Ct.

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### FOR OFFICE USE ONLY

ZONE: Rst-5

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

SETBACKS: F 20 S 3 R 10

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

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

TRAFFIC ZONE: 25

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 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: 7/13/88

APPROVED BY: Kurt Medner

George Bennett  
SIGNATURE

