

DATE SUBMITTED: 8-2-88

PERMIT # 30885

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1724 N. 21ST ST

SQ. FT. OF BLDG: 480[#] new garage

SUBDIVISION: Del Rey Replat

SQ. FT. OF LOT: 7940[#]

FILING # _____ BLK # 6 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-06-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: T. V. Cunningham
1724 N. 21ST ST

USE OF ALL EXISTING BUILDINGS:
House - Garage.

ADDRESS: _____

PHONE: 241-1449

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

DESCRIPTION OF WORK AND INTENDED USE:
Residential Garage - detached

FOR OFFICE USE ONLY

ZONE: R3F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: _____

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.)

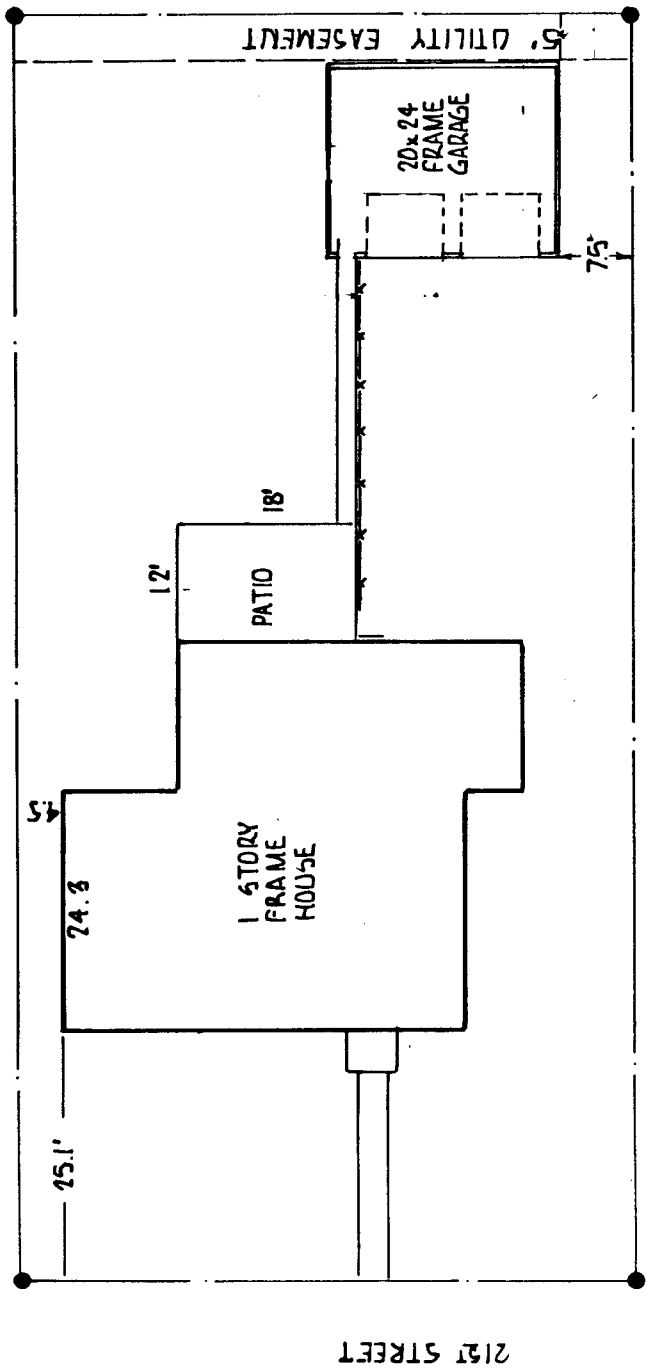
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 8/2/88

APPROVED BY: Kathy Portner

J. P. Merrill
SIGNATURE



ALLEY



PLOT PLAN
SCALE: 1" = 20'-0"

CUNNINGHAM RESIDENCE:
1724 NORTH 21ST STREET, LOT 2, BLOCK 6
SUBDIVISION DEL REY REPLAY, CITY OF
GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO