

DATE SUBMITTED: 10/17/08

PERMIT # 37-08

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4351 N 25th St

SQ. FT. OF BLDG: 2300

SUBDIVISION: Map: unknown

SQ. FT. OF LOT: 47,000

FILING # _____ BLK # 7 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2745-12-1-0005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Pearl Hoyt

USE OF ALL EXISTING BUILDINGS:
None

ADDRESS: 4351 N 25th St

PHONE: 248-6078

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:
convert garage to family room

FOR OFFICE USE ONLY

ZONE: R5

FLOODPLAIN: YES _____ NO 2

SETBACKS: F 10' S 5' R 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 8'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: 1/1

TRAFFIC ZONE: 3'

LANDSCAPING/SCREENING: 1/1

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.)

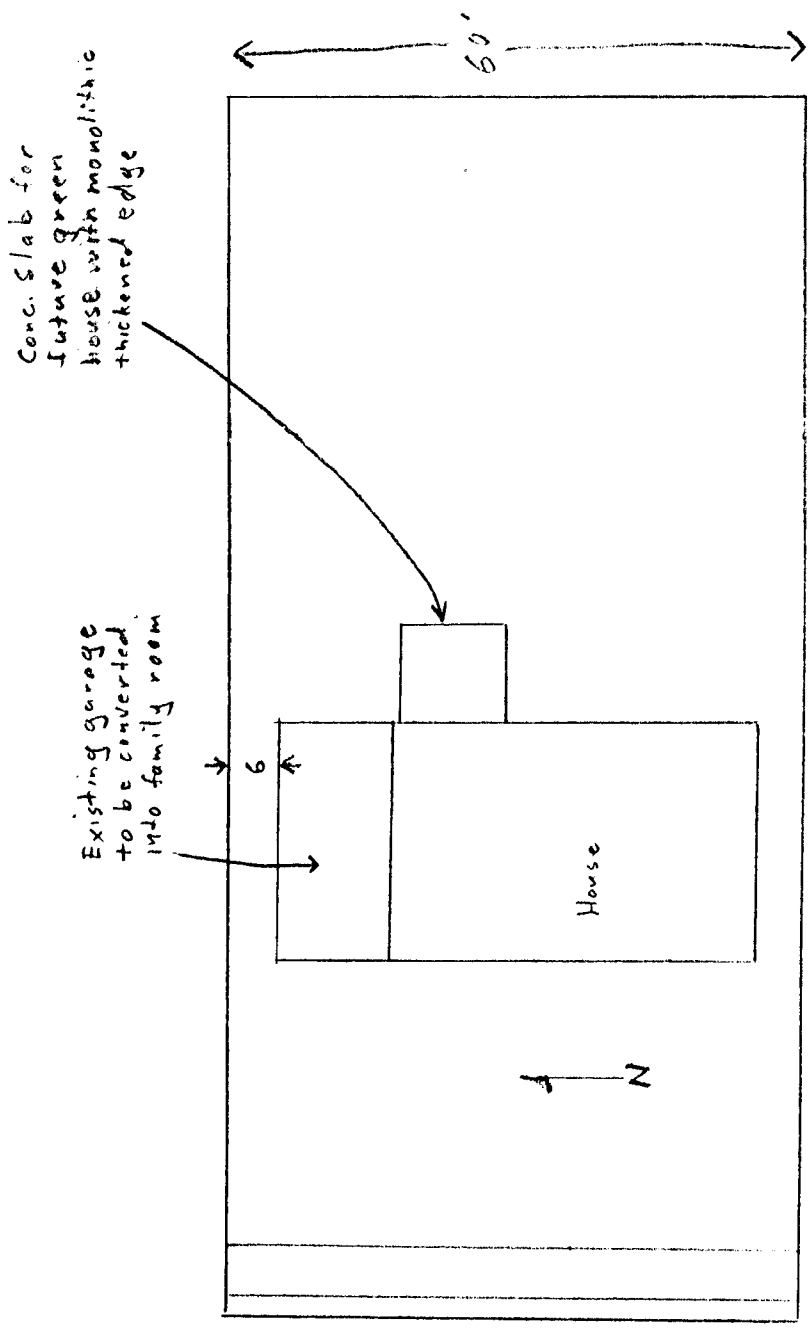
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 10/17/08

APPROVED BY: [Signature]

[Signature]
SIGNATURE



1" = 20'

Nelson Engineering
 Construction 1/2
 454 N 25th St.