

DATE SUBMITTED: 12/5/88

PERMIT # 31968

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1851 ASPEN

SQ. FT. OF BLDG: 24x22

SUBDIVISION: CANNONS ADDITION

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 40441

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
294526123 012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: David W. Jensen

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1851 aspen

Residential

PHONE: 243-4270

DESCRIPTION OF WORK AND INTENDED USE:
Garage.

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

NE: RMF-16

FLOODPLAIN: YES _____ NO

SETBACKS: F / S 3' R 10'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 3.2

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

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 MPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12/5/88

APPROVED BY: Randy Meyer

David W. Jensen
SIGNATURE

