

DATE SUBMITTED: Nov 9 88

PERMIT # 31767

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1302 Ch. Peta Ave SQ. FT. OF BLDG: 2' x 20'

SUBDIVISION: _____ SQ. FT. OF LOT: _____

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

TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945 132 07 008
PROPERTY OWNER: Joe Prinster

ADDRESS: 1302 Ch. Peta USE OF ALL EXISTING BUILDINGS: RESIDENTIAL

PHONE: O'Boyle & O'Boyle Inc. - 245-5309

DESCRIPTION OF WORK AND INTENDED USE: 2' extension to K.T. side. 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

ZONE: R5F-5

SETBACKS: F 20' S 5 R 25

MAXIMUM HEIGHT: 32'

PARKING SPACES REQ'D: _____

LANDSCAPING/SCREENING: _____

FLOODPLAIN: YES _____ NO X

GEOLOGIC HAZARD: YES _____ NO _____

CENSUS TRACT #: 7

TRAFFIC ZONE: 38

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.

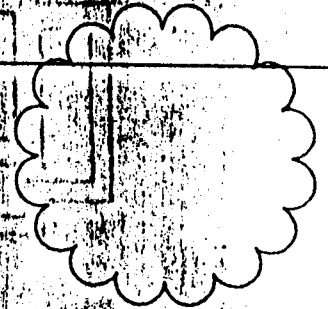
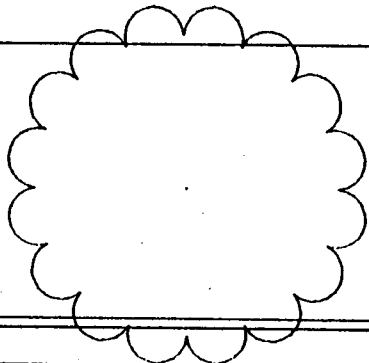
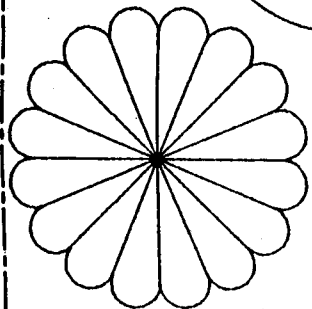
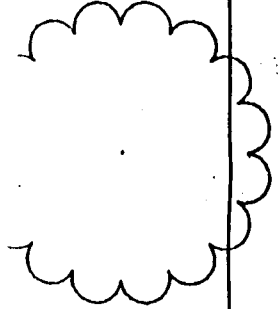
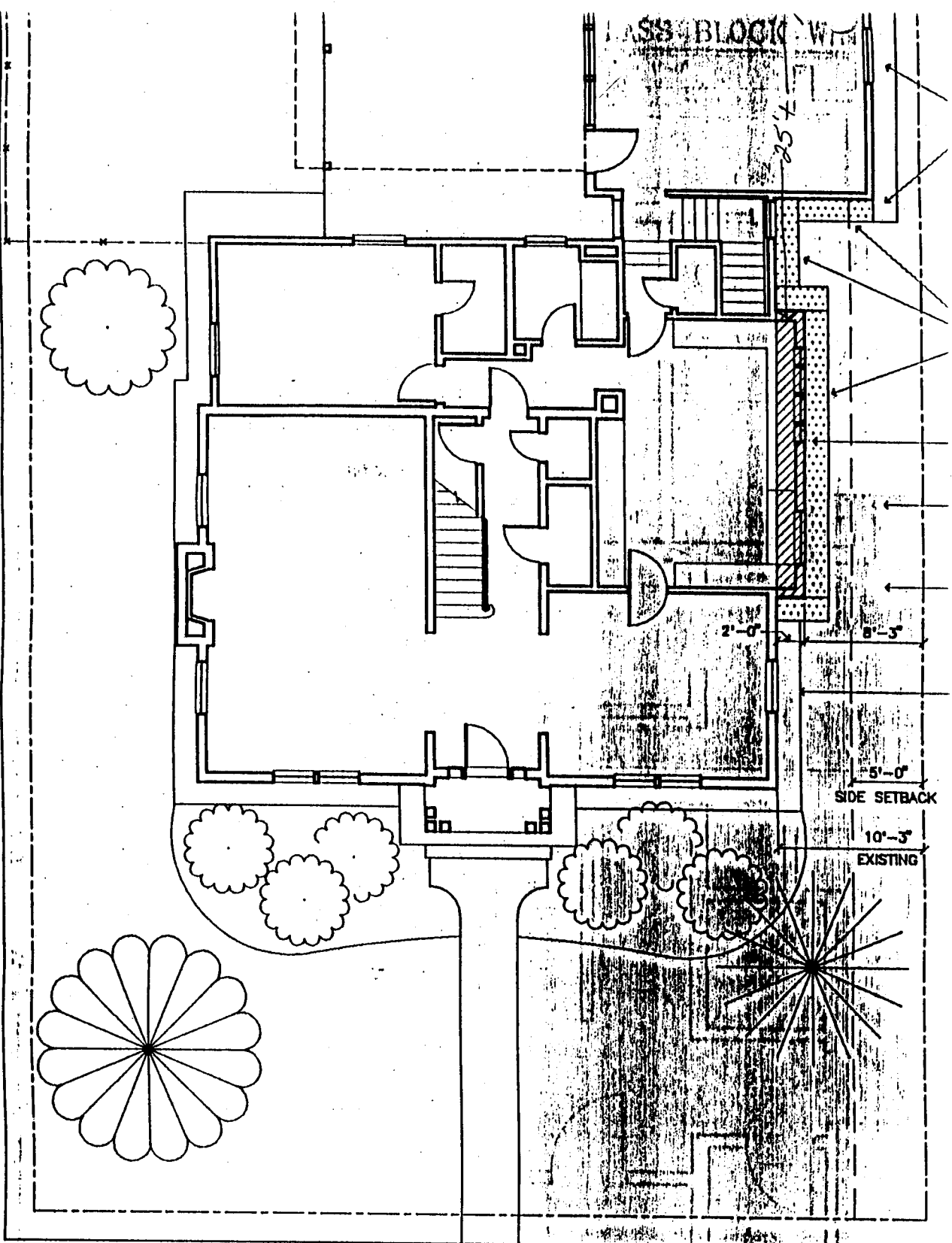
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: ~~Kathy Portner~~ 11/9/88

APPROVED BY: Kathy Portner

[Signature]
SIGNATURE

13th St.



CHIPETA AVENUE

Site plan accepted
 11/9/88
 Kathy Postma

