

DATE SUBMITTED: 7-12-88

PERMIT # 30721

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2626 Gunnison Ave SQ. FT. OF BLDG: 276

SUBDIVISION: _____ SQ. FT. OF LOT: _____

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

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

2945-131-07-003-1

PROPERTY OWNER: Donald J Kipp

ADDRESS: 2626 Gunnison Ave

PHONE: 242-1103

DESCRIPTION OF WORK AND INTENDED USE:

Patio Cover - Not Enclosed

One

USE OF ALL EXISTING BUILDINGS:

Home

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: RSF-8

SETBACKS: F 20 PL S 3' R 15

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: _____

LANDSCAPING/SCREENING: Open

Patio cover not to be closer than 3 feet to side property line

FLOODPLAIN: YES _____ NO X

GEOLOGIC HAZARD: YES _____ NO X

CENSUS TRACT #: 7

TRAFFIC ZONE: 30

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.)

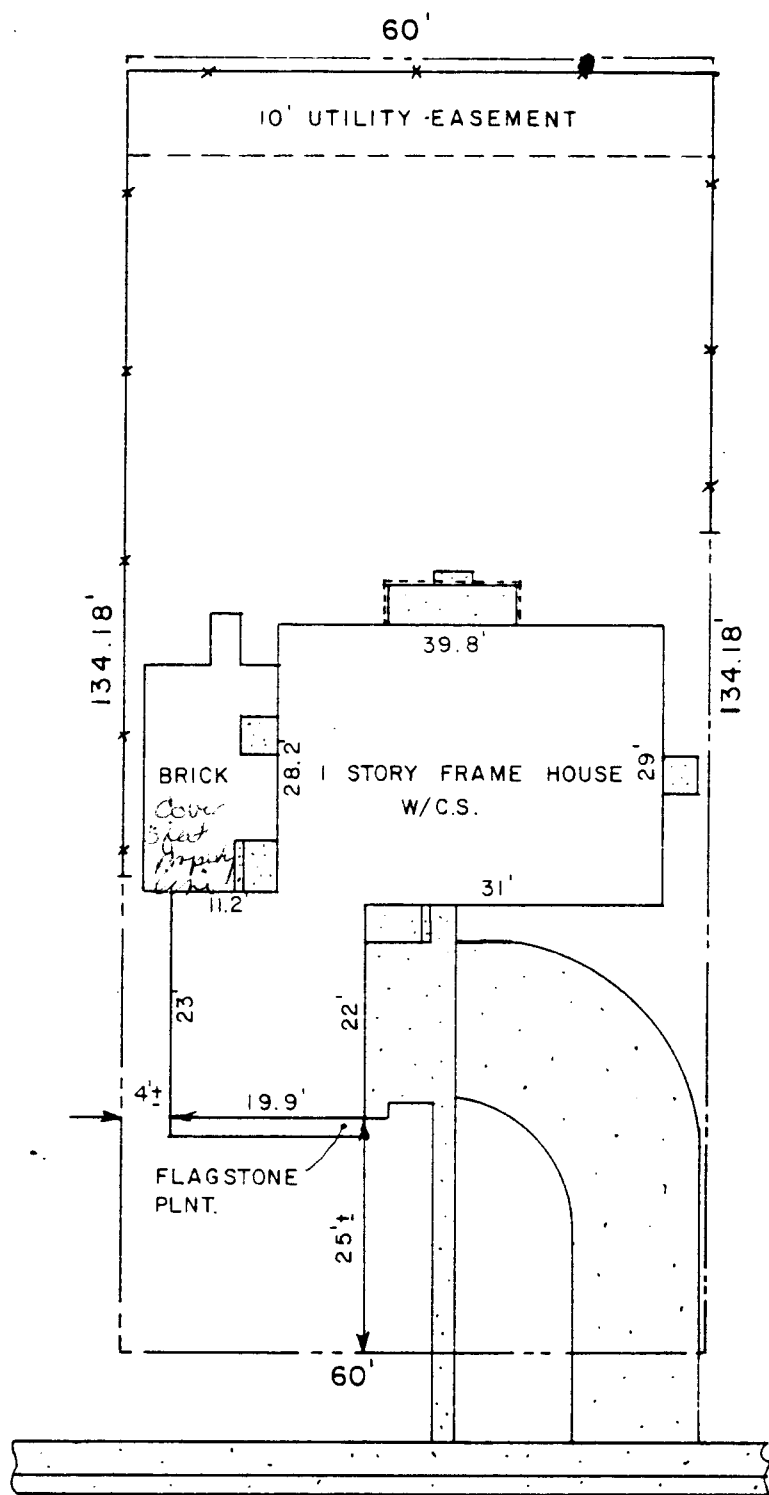
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 7-12-88

APPROVED BY: Lind

Donald J Kipp
SIGNATURE



GJ03912
2626 GUNNISON AVE

GUNNISON AVE.

SEE EXHIBIT A

SHT. 1 OF 2

JOB NO. 85225