

DATE SUBMITTED: 10/18/88

PERMIT # 31577

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2862 Hill Ave.

SQ. FT. OF BLDG: 242 (11x22)

SUBDIVISION: Meeks

SQ. FT. OF LOT: 165 X 100

FILING # _____ BLK # 2 LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-181-03-022

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Lafe Murray

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 2862 Hill Ave

PHONE: 241-6554

DESCRIPTION OF WORK AND INTENDED USE:
Open sided carport

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-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 3' ^{if open sided} R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 7

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: carport must remain open in area between 3 & 5 feet from property line

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.)

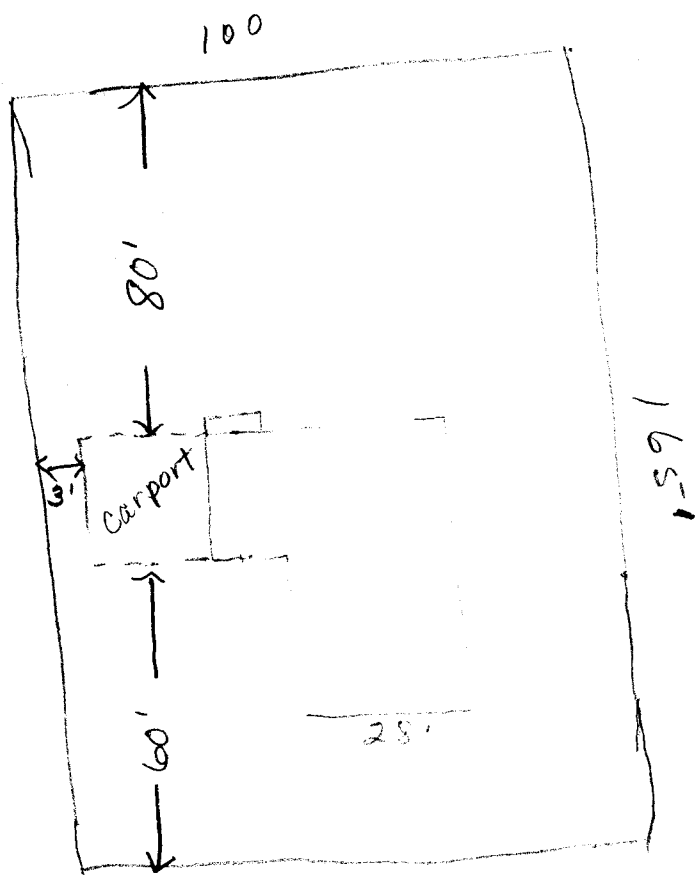
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 10/18/88

APPROVED BY: Kathy Partner

Lafe A. Murray
SIGNATURE



Hill Overlook

Site plan approved
Planning Dept.
Kathy Portner 10/18/88