

DATE SUBMITTED: 6/8/88

PERMIT # 30445

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1361 Curay

SQ. FT. OF BLDG: 22x32'

SUBDIVISION: Dunde Place

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 5 LOT # 15816

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-132-21-008

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Norris & Ethel Taylor

USE OF ALL EXISTING BUILDINGS:  
None

ADDRESS: 1361 Curay Ave

PHONE: 245-2831

DESCRIPTION OF WORK AND INTENDED USE:  
open sided carport

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

\*\*\*\*\*  
FOR OFFICE USE ONLY

NE: R81-5

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F \*20' S \*20' R 10

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \* #88-5 Variance

along Curay from 20 feet to 5 feet

6/8/88  
Granted to vary front yard setback  
Carport to remain open

\*\*\*\*\*  
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 COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/8/88

APPROVED BY: Linda

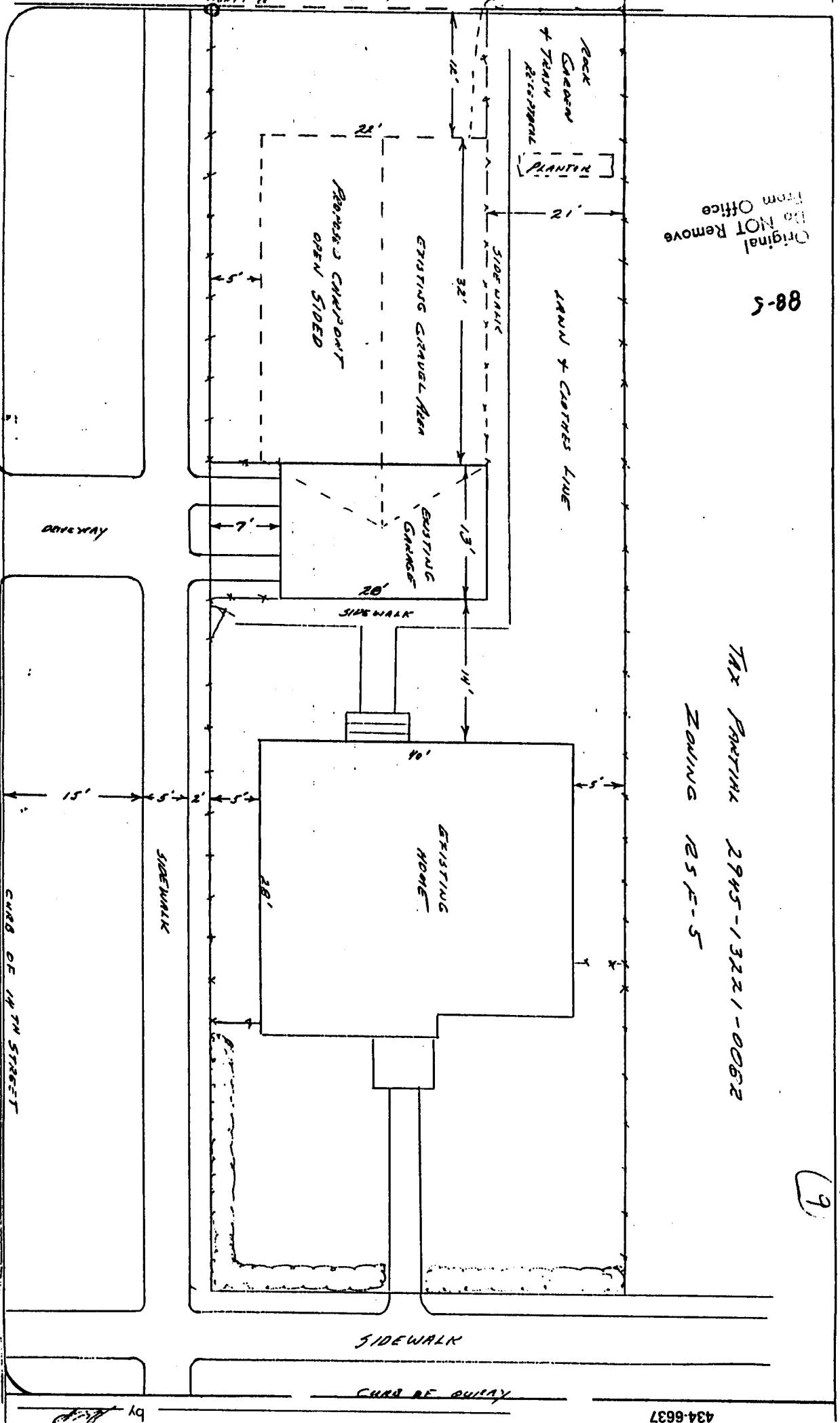
Norris Z. Taylor  
SIGNATURE

Original  
Do NOT  
Remove  
From Office

88-5

TAX PARCEL 2945-13221-0062  
ZONING RES-E-5

(9)



434-6637

by [Signature]