

DATE SUBMITTED: 9-8-88

PERMIT # 31385

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2298 N. Seville

SQ. FT. OF BLDG: 2100

SUBDIVISION: Crown Height Sub

SQ. FT. OF LOT: 7086

FILING # _____ BLK # 16 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-36-016

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: Tom Foster

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2849 Caper Court-

Res

PHONE: 242-5454 or 2430416

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

DESCRIPTION OF WORK AND INTENDED USE:

Bldg in home-

FOR OFFICE USE ONLY

ZONE: PCB

FLOODPLAIN: YES _____ NO

SETBACKS: F 15' S 1' R 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: 15 feet between
houses on side yard setback

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.)

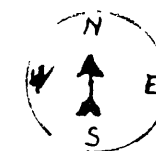
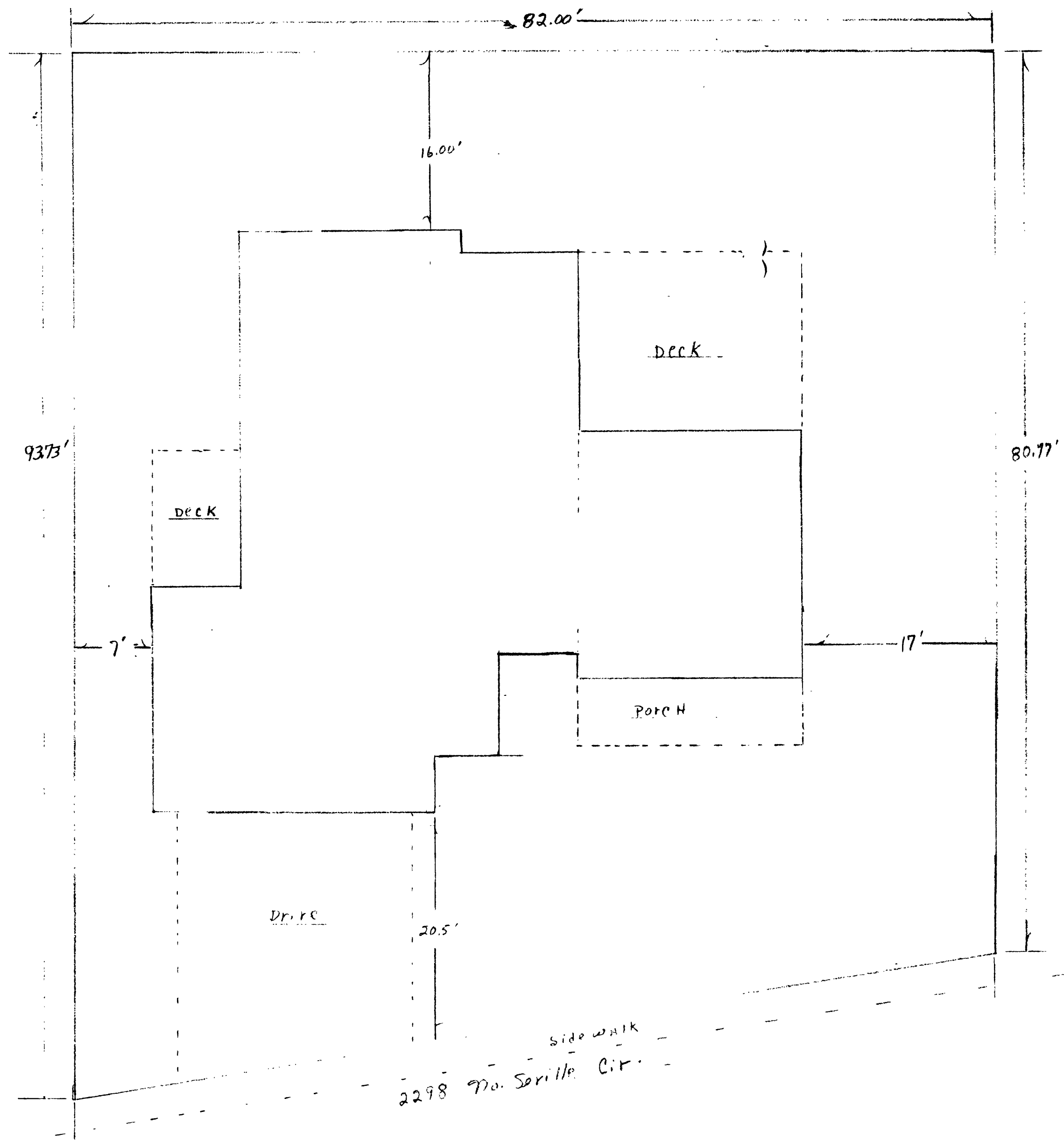
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9-8-88

APPROVED BY: Linda A. Witzel

Thomas A. Fort
SIGNATURE



1/2" = 1'
 Plot Plan For 9-7-88
 Tom + Mary Ann Foster