

DATE SUBMITTED: 12/8/88

PERMIT # 31981

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1622 WALNUT

SQ. FT. OF BLDG: 196 sq FT

SUBDIVISION: Greenwood East Sup Div

SQ. FT. OF LOT: 75' x 80'

FILING # _____ BLK # 1 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-122-13-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Lee E Norman

USE OF ALL EXISTING BUILDINGS:
residential

ADDRESS: 1622 WALNUT Ave

PHONE: 241-5850

DESCRIPTION OF WORK AND INTENDED USE:
Sun Room
Screen Porch on SCAB

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

ZONE: RSF-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 5' principal R 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32' 3' accessory 3' access.

CENSUS TRACT #: 6

PARKING SPACES REQ'D: residential

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: "

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.)

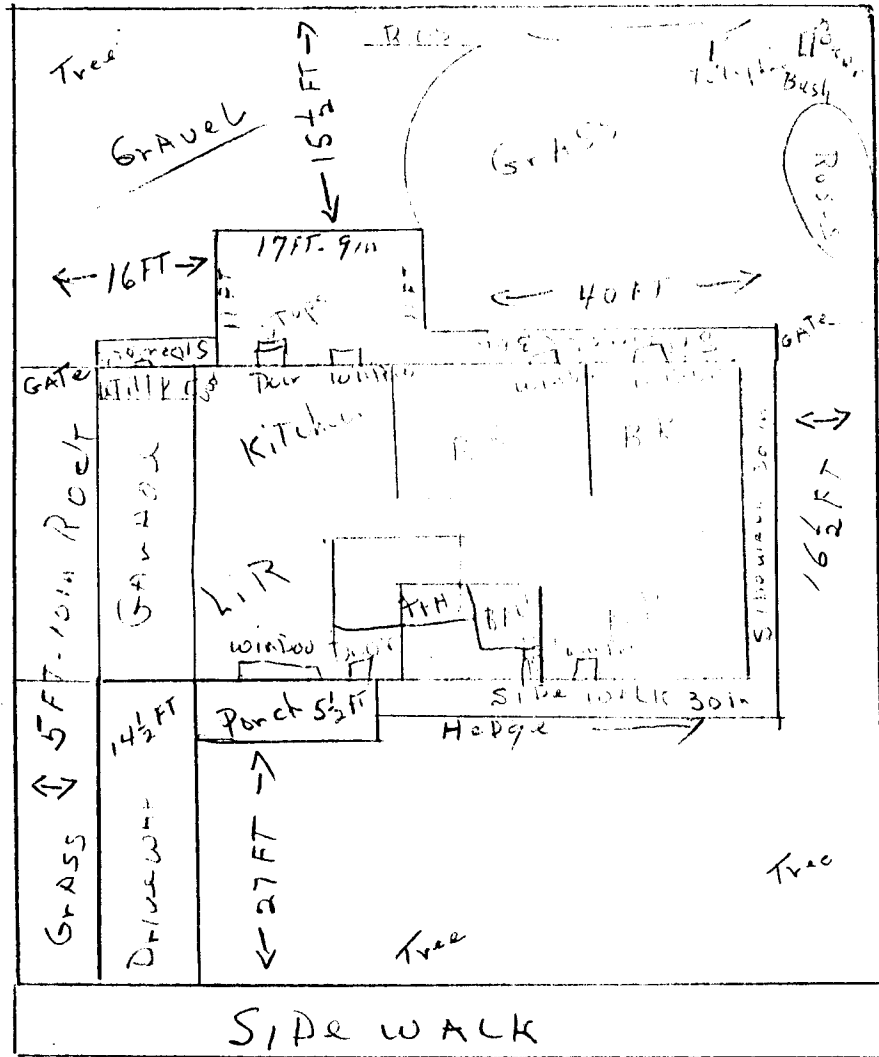
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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 MPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12/8/88

Lee E Norman
SIGNATURE

APPROVED BY: John Witzje



ACCEPTED 12/8/88 LC
 ANY CHANGES BACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.