

DATE SUBMITTED: 4/24/89

PERMIT # 32828

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 605 No. 22nd St.

SQ. FT. OF BLDG: Not known

SUBDIVISION: PARK TERRACE

SQ. FT. OF LOT: Appl. 7,683 sq. ft.

FILING # _____ BLK # 13 LOT # 11

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-131-19-026

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: JACK & RUTH MUSTIAN
AND LOIS BLASGOW
ADDRESS: 605 No. 22nd St.

USE OF ALL EXISTING BUILDINGS:
Residential

PHONE: 241-5915

DESCRIPTION OF WORK AND INTENDED USE:
addition of detached carport (open-sided) + screened-in patio

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

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 3' R 3'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32ft.

CENSUS TRACT #: 7

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: insurance of bldg. measurements, but is aware that structure must be at least 3' from rear + side yard property lines.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 4/24/89

APPROVED BY: [Signature]

Lois Glasgow
SIGNATURE

ACCEPTED

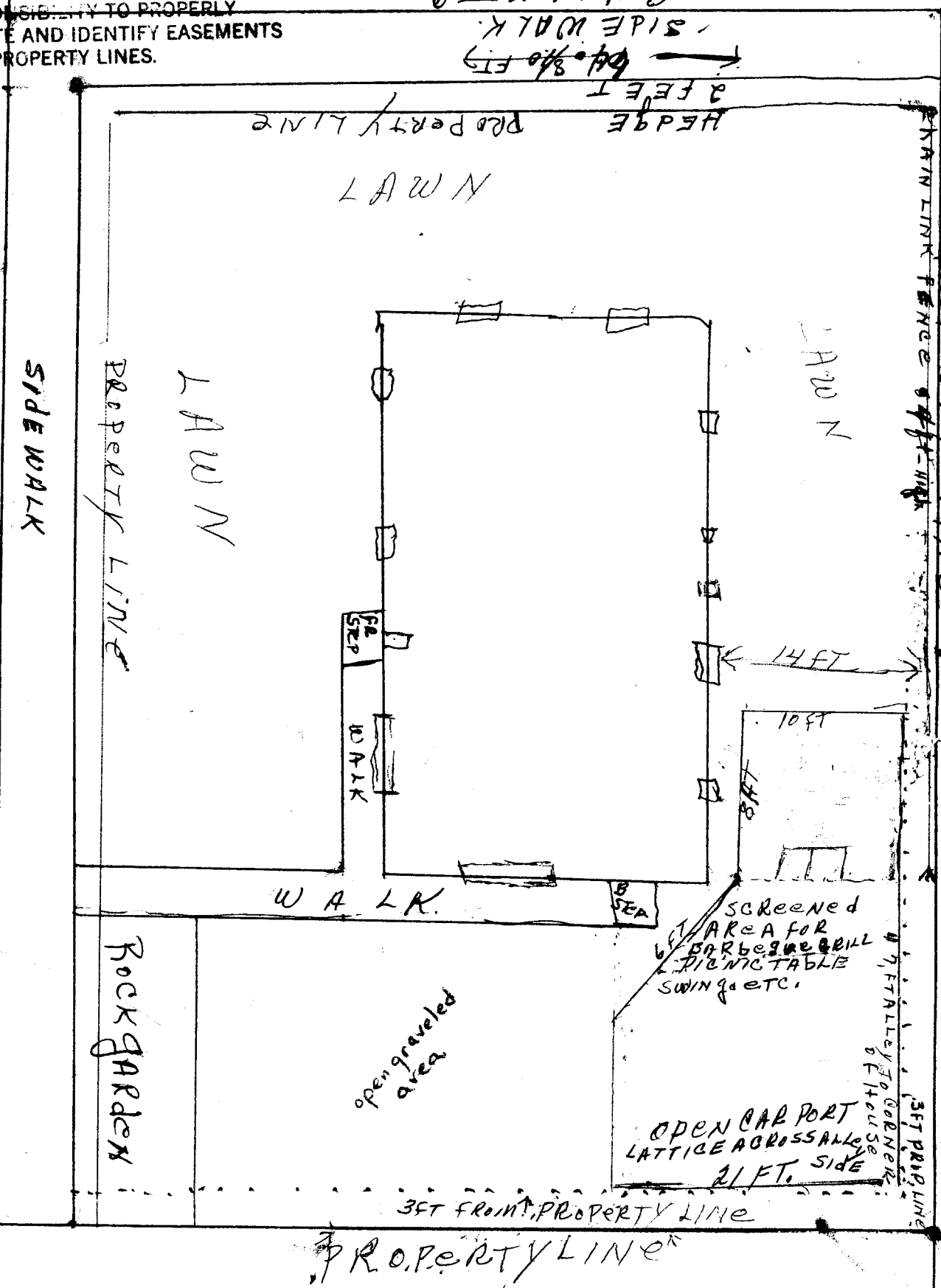
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ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CHAIPETHA

2 FEET SIDE WALK

Lot 120106
NO. 22 ST.



Neighbors Board fence 6ft high from Alley
PROPERTY LINE 9ft high

PROPERTY LINE