

DATE SUBMITTED: 6/28/89

PERMIT # 33366

FEE # 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1903 Curvison sr

SQ. FT. OF BLDG: 252

SUBDIVISION: Parkland Sub

SQ. FT. OF LOT: 8712

FILING # \_\_\_\_\_ BLK # 2 LOT # 1

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-131-19-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: ILA miracle

USE OF ALL EXISTING BUILDINGS:  
26x44' House - Garage 16x22'

ADDRESS: 1903 Curvison sr

PHONE: 242-6070

DESCRIPTION OF WORK AND INTENDED USE:  
Family Room

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 20' S 5' R 15'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 7

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

TRAFFIC ZONE: 40

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 COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/20/89

APPROVED BY: [Signature]

Mrs. Ila Mae Miracle  
SIGNATURE

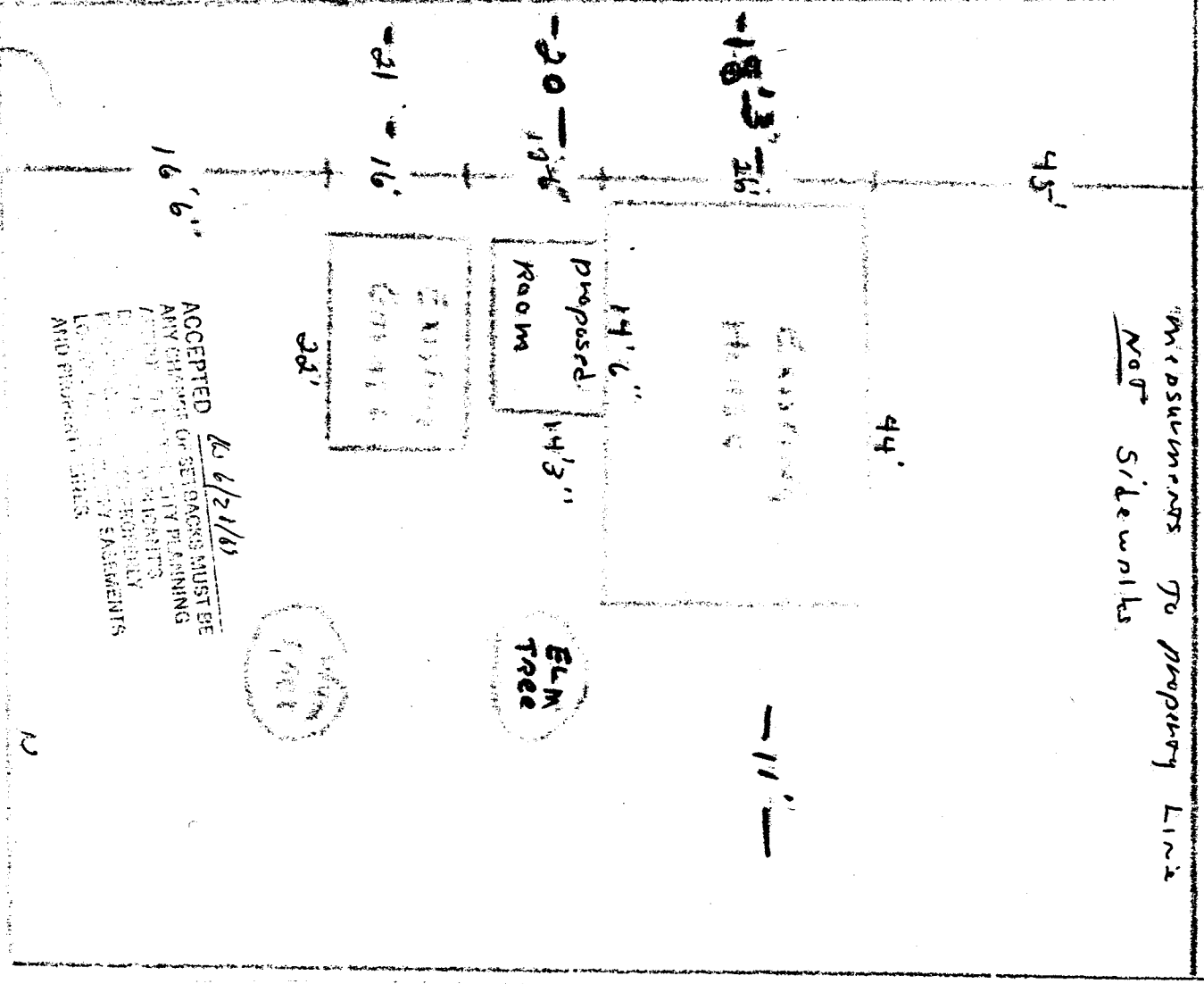
SIDE WALK  
1903 GUNNISON  
FLOR MIRACLE

GUNNISON ST

SIDEWALK

MEASUREMENTS TO PROPERTY LINE  
NOT SIDEWALKS

19th St  
SIDEWALK



ACCEPTED  
6/21/03  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY CITY PLANNING  
DEPARTMENT. SETBACKS  
DETERMINED BY CURRENTLY  
APPLICABLE ZONING ORDINANCES  
AND PROPERTY LINES.