

DATE SUBMITTED: 8-30-89

PERMIT # 33831

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2419 Hawthorne SQ. FT. OF BLDG: 8 1/2' x 22'

SUBDIVISION: Spring Valley/Pleasant SQ. FT. OF LOT: N/A

FILING # 5 BLK # 10 LOT # 17 *run* NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER: 2945-014-21-017 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: ERNEST L. McKEEVER USE OF ALL EXISTING BUILDINGS: HOME

ADDRESS: 2419 Hawthorne

PHONE: 245-8674

DESCRIPTION OF WORK AND INTENDED USE: EXTEND EXISTING ROOF
OVER EXISTING DECK IN REAR YARD

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

NE: R3F-5

FLOODPLAIN: YES NO

SETBACKS: F 20 S 5 R 25

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: ---

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: ---

SPECIAL CONDITIONS: need architectural central committee approval.

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: 8/30/89

APPROVED BY: Kathy Portman

Ernie McKeever
SIGNATURE

ACCEPTED 8/30/89
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.

