

DATE SUBMITTED: March 7, 1989

PERMIT # 32609

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 299 1/2 Holly Lane

SQ. FT. OF BLDG: 12' x 20'

SUBDIVISION: #14744444 Cavanaugh

SQ. FT. OF LOT: _____

FILING # _____ BLK # - LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945 - 252 - 25 - 003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Allen, Rebecca Downs

ADDRESS: 299 1/2 Holly Lane

PHONE: 243-5777

USE OF ALL EXISTING BUILDINGS:
home, green house

DESCRIPTION OF WORK AND INTENDED USE:
enclosed existing carport
covered 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

NE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

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.)

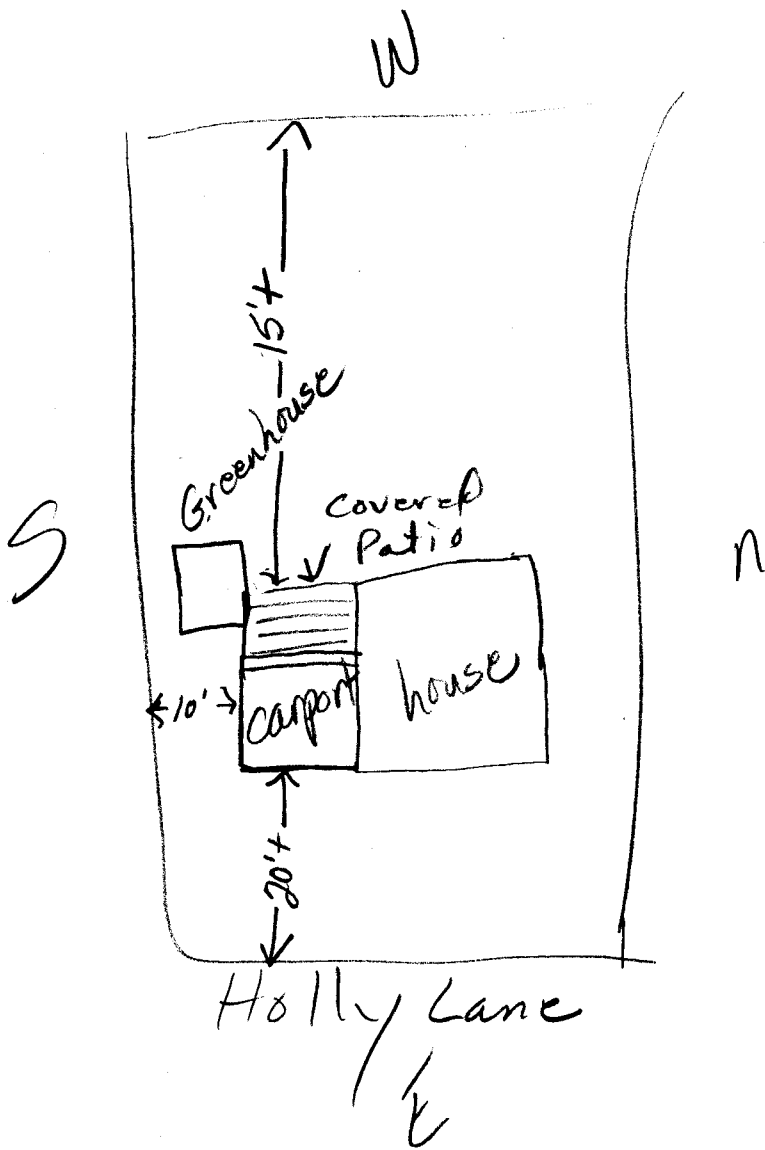
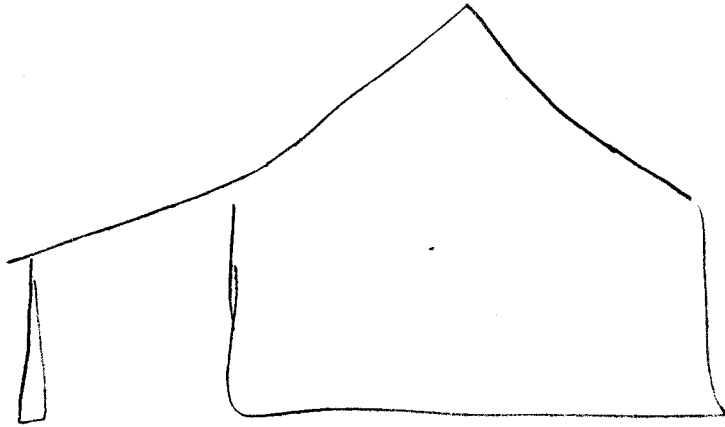
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3/8/89

APPROVED BY: Kathy Perkins

Rebecca Downs
SIGNATURE



ACCEPTED *KP* 3/8/89
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.