

DATE SUBMITTED: 4/4/89

PERMIT # 326863

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 515 Pinyon Ave.

SQ. FT. OF BLDG: 340

SUBDIVISION: Bookcliff Park

SQ. FT. OF LOT: 9216

FILING # _____ BLK # 7 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-06-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2 - House & Single Garage

PROPERTY OWNER: J. R. & L. M. Montgomery

USE OF ALL EXISTING BUILDINGS:
Single family residence w/garage for storage

ADDRESS: 515 Pinyon Ave.

PHONE: 245-2472

DESCRIPTION OF WORK AND INTENDED USE:
Pour slab & construct frame w/roof for carport use only

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: RSP-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: NA

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: 4/5/89

APPROVED BY: Kathy Parker

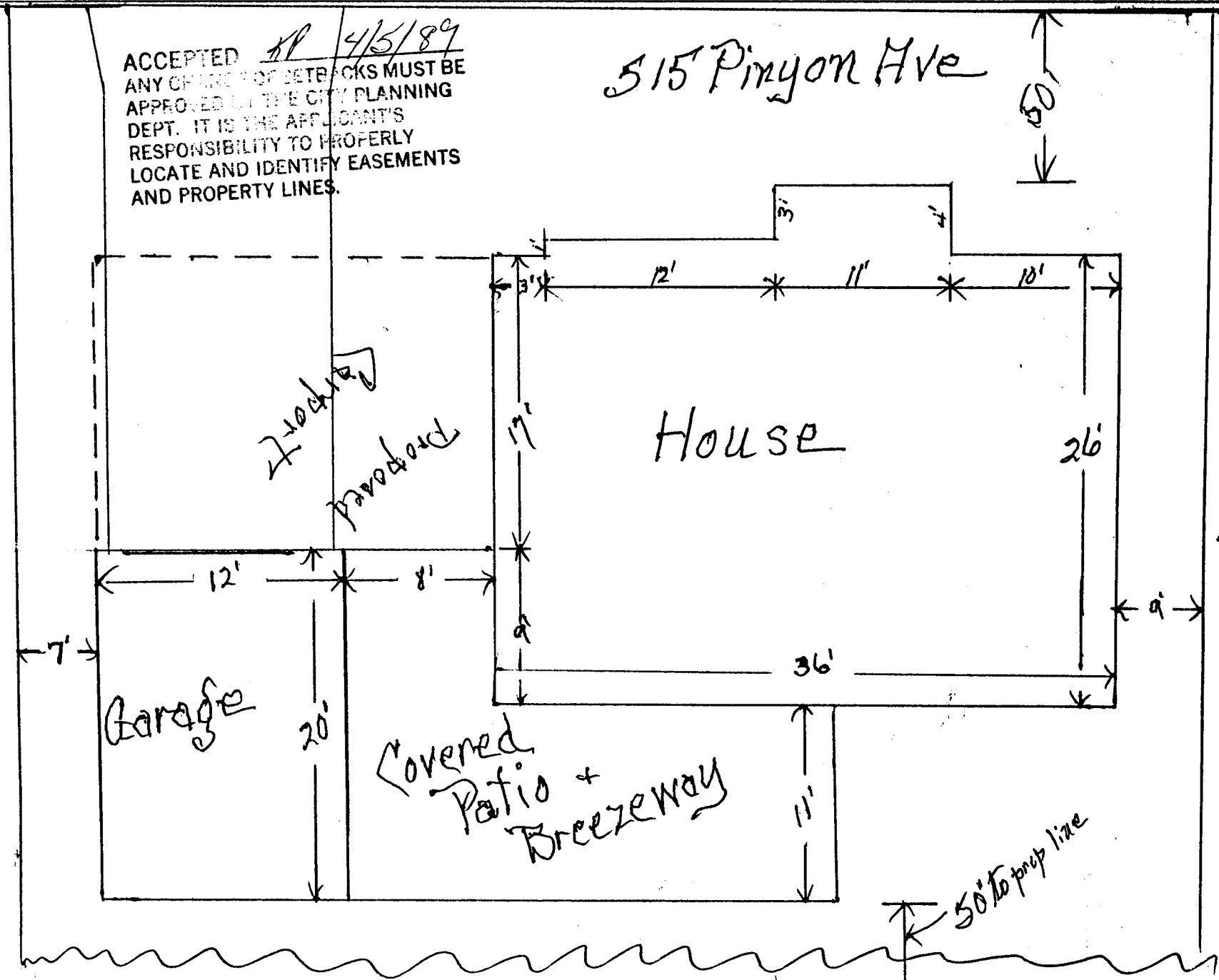
J.R. Montgomery
SIGNATURE

Site Plan
Pinyon Ave

1924 N Fifth St.

ACCEPTED ~~AP~~ 4/5/89
ANY CHANGES OR DETAIL CHECKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

515 Pinyon Ave



515 Pinyon Ave

50' to prop line