PERMIT # 326 63

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

PHONE: 243-2472 DESCRIPTION OF WORK AND INTENDED USE: PLANS SHOWING PARKING, LAND- Pour slab & construct frame w/roof for SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL. ***********************************		
FILING # BLK # LOT # 2 NUMBER OF FAMILY UNITS: 1 TAX SCHEDULE NUMBER: 2945-112-20-20-20-20-20-20-20-20-20-20-20-20-20	BLDG ADDRESS: 515 Pinyon Ave.	SQ. FT. OF BLDG: 540
TAX SCHEDULE NUMBER: 2945-112-06-000 2 2- House & Single Garage PROPERTY OWNER: J. R. & L. M. Montgomery ADDRESS: 515 Pinyon Ave. PHONE: 245-2472 DESCRIPTION OF WORK AND INTENDED USE: Pour slab & construct frame w/roof for carport use only FOR OFFICE USE ONLY WE: FOR OFFICE USE ONLY FOR OFFICE USE ONLY WAXIMUM HEIGHT: GEOLOGIC HAZARD: YES NO ANXIMUM HEIGHT: Special Conditions: ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIAND (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. THE PEBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO	SUBDIVISION: Bookcliff Park	SQ. FT. OF LOT: 9216
PROPERTY OWNER: J. R. & L. M. Montgomery ADDRESS: 515 Pinyon Ave. PHONE: 243-2472 DESCRIPTION OF WORK AND INTENDED USE: Pour slab & construct frame w/roof for carport use only PFO OFFICE USE ONLY WE: FOR OFFICE USE ONLY PARKING SPACES REQ'D: FOR ST'R GEOLOGIC HAZARD: YES NO CENSUS TRACT #: ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIANT (SECTION 307, UNIFORM BUILDING CODE.) ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE ANY HALL THE CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED. THEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO	FILING # BLK # LOT #2	NUMBER OF FAMILY UNITS: 1
PROPERTY OWNER: J. R. & L. M. Montgomery ADDRESS: 515 Pinyon Ave. Single family residence w/garage for single family resi	TAX SCHEDULE NUMBER:	
ADDRESS: 515 Pinyon Ave. PHONE: 245-2472 DESCRIPTION OF WORK AND INTENDED USE: PLANS SHOWING PARKING, LAND-SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL. ***********************************	2945-112-06-002	
ADDRESS: 515 Pinyon Ave. Single family residence w/garage for septence: 245-2472 DESCRIPTION OF WORK AND INTENDED USE: PLANS SHOWING PARKING, LAND-SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUTE THE PARCEL. ***********************************	PROPERTY OWNER: J. R. & L. M. Montgomery	HOR OR ALL DYLOTING DULLDINGS.
DESCRIPTION OF WORK AND INTENDED USE: Pour slab & construct frame w/roof for carport use only NE: NE: NE: NE: NE: NE: NE: NE	ADDRESS: 515 Pinyon Ave.	Single family residence w/garage for storage
DESCRIPTION OF WORK AND INTENDED USE: Pour slab & construct frame w/roof for carport use only ***********************************	PHONE: 245-2472	
FOR OFFICE USE ONLY NE: RSF-S SETBACKS: F 20' S T R GEOLOGIC HAZARD: YES NO MAXIMUM HEIGHT: PARKING SPACES REQ'D: LANDSCAPING/SCREENING: ***********************************	Pour slab & construct frame w/roof for	PLANS SHOWING PARKING, LAND- SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT
SETBACKS: F 20' S 5' R GEOLOGIC MAXIMUM HEIGHT: 32 CENSUS TRACT #: 4 PARKING SPACES REQ'D: 4 LANDSCAPING/SCREENING: 5 SPECIAL CONDITIONS: 5 ***********************************		**************************************
MAXIMUM HEIGHT: PARKING SPACES REQ'D: LANDSCAPING/SCREENING: TRAFFIC ZONE: SPECIAL CONDITIONS: ***********************************	NE: RSL-S	FLOODPLAIN: YES NO
PARKING SPACES REQ'D: LANDSCAPING/SCREENING: ***********************************		
TRAFFIC ZONE: SPECIAL CONDITIONS: ***********************************	MAXIMUM HEIGHT:	CENSUS TRACT #:
SPECIAL CONDITIONS: ***********************************	PARKING SPACES REQ'D:	TRAFFIC ZONE: 25
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS 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	LANDSCAPING/SCREENING:	
DATE APPROVED: 45/89 APPROVED BY: 44/14/19/19/19/19/19/19/19/19/19/19/19/19/19/	ANY MODIFICATION TO THIS APPROVED PLANNING WRITING, BY THS DEPARTMENT. THE STRUCTURE CANNOT BE OCCUPIED UNTIL A CERTIFICATE OBUILDING DEPARTMENT (SECTION 307, UNIFORM ANY LANDSCAPING REQUIRED BY THIS PERMIT SAN HEALTHY CONDITION. THE REPLACEMENT OF OR ARE IN AN UNHEALTHY CONDITION SHALL BE I HEREBY ACKNOWLEDGE THAT I HAVE READ THE CORRECT AND I AGREE TO COMPLY WITH THE REMAIND SHALL RESULT IN LEGAL ACTION.	NG CLEARANCE MUST BE APPROVED, IN RE APPROVED BY THIS APPLICATION OF OCCUPANCY (C.O.) IS ISSUED BY THE M BUILDING CODE.) SHALL BE MAINTAINED IN AN ACCEPTABLE F ANY VEGETATION MATERIALS THAT DIE E REQUIRED. IS APPLICATION AND THE ABOVE IS

Site Plan Pinyon Ave 515 Pinyon HVe ANY CHARGE OF SETE CKS MUST BE APPROVED IN THE CITY PLANNING DEPT. IT IS THE APPLICANT'S DESCRIPTION TO THE CONTY. RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 1924 11 FITH St House 26 Garage Covered Patio + Preezeway