

DATE SUBMITTED: 9/29/89

PERMIT # 34131

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2753 Sunshine Line

SQ. FT. OF BLDG: 22F. x 16F.

SUBDIVISION: Cox

SQ. FT. OF LOT: ~125' x 70'

FILING # _____ BLK # 1 LOT # 7

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945 - 251 - 06 - 007

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: J. Cruz Gonzalez

USE OF ALL EXISTING BUILDINGS:
home

ADDRESS: 2753 Sunshine Line

PHONE: 241-7964

DESCRIPTION OF WORK AND INTENDED USE:
Garage

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.)

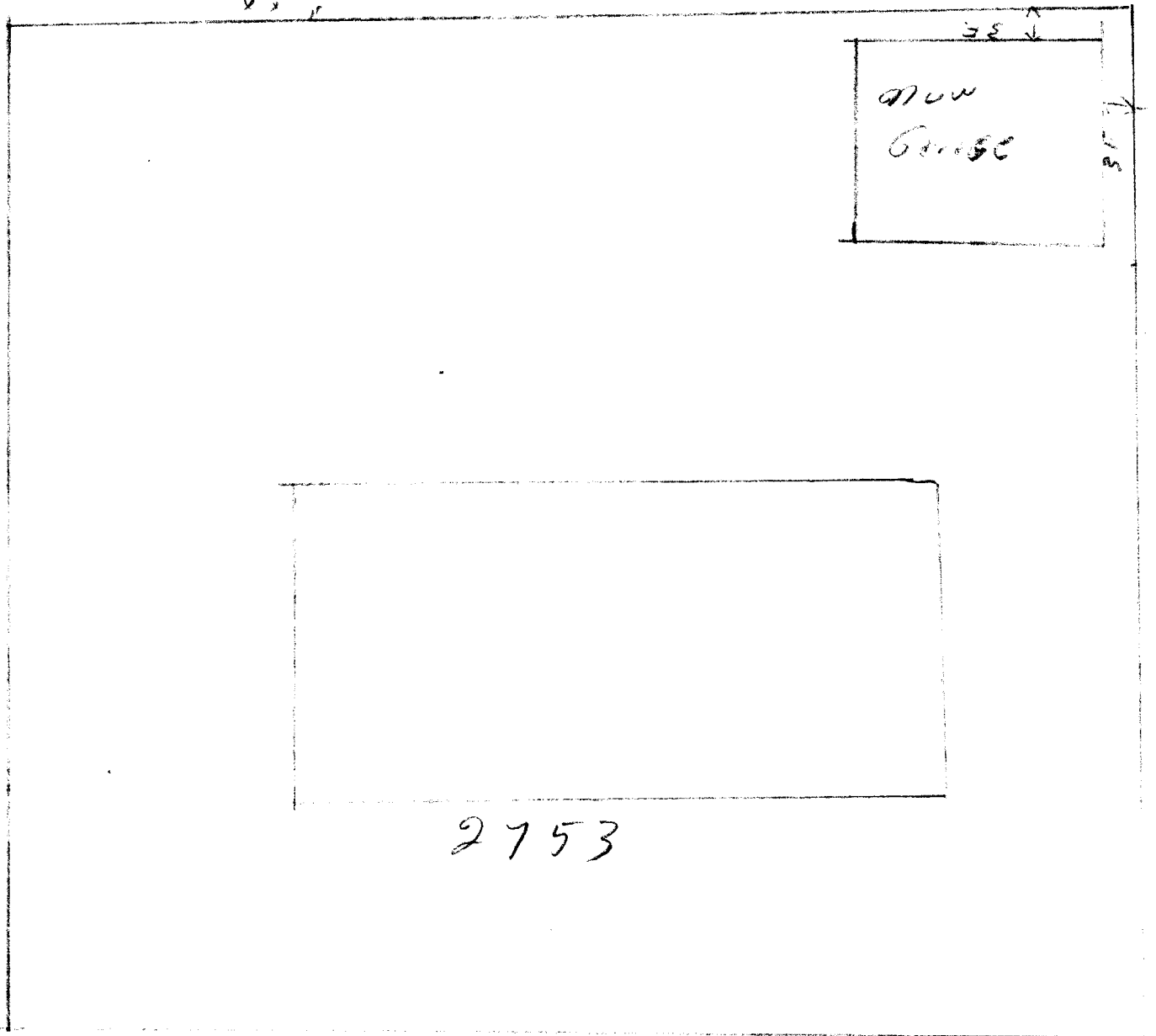
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9/29/89

APPROVED BY: Kathy Portner

J. Cruz Gonzalez
SIGNATURE



Sunshine Line

ACCEPTED KP 9/29/89
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.