

DATE SUBMITTED: 10-6-89

PERMIT # 34197

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1075 UNAWEEP

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-261-19-001

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: DAVID W. FAIR

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1075 UNAWEEP

RESIDENCE

PHONE: 242-2175

DESCRIPTION OF WORK AND INTENDED USE:  
Patio cover

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

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### FOR OFFICE USE ONLY

ZONE: R.M.F-16

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F N/A S 10' R 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

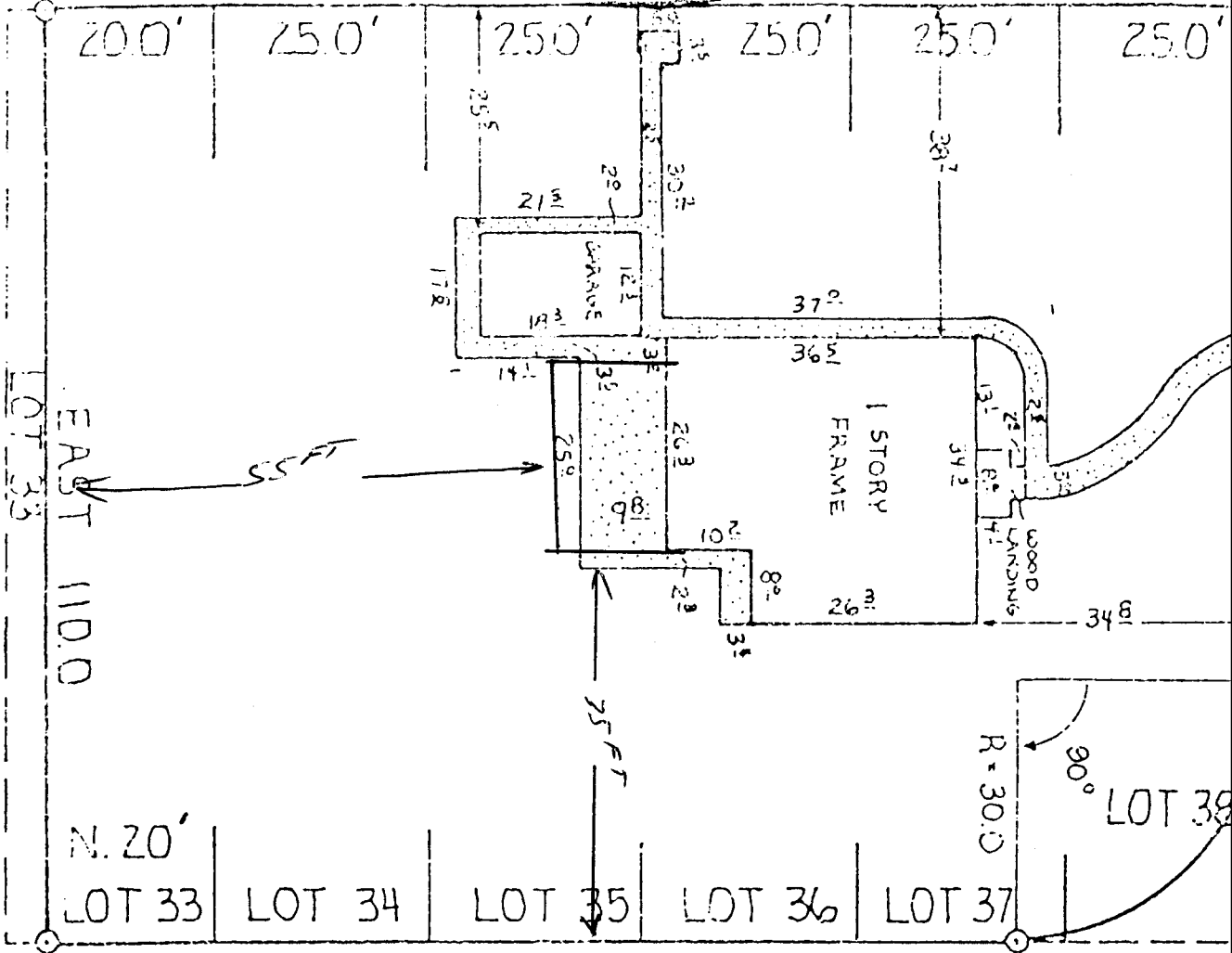
DATE APPROVED: 10-6-89

APPROVED BY: Linda Wetzel

David W. Fair  
SIGNATURE

ROUBIDEAU ST. (VACATED)  
ADJOINING 30.0'

NORTH 145.0



N. 20'  
LOT 33

NORTH 115.0

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LEGAL DESCRIPTION

LOTS 38, 37, 36, 35, 34 AND ALSO THE NORTH  
20 FT OF LOT 33 OF BLOCK 16 PLUS 30 FT  
OF THE VACATED LOT ON THE WEST

○ FOUND COR.

SCALE 1" = 30'

LINDEN AVE. ASPHALT

ACCEPTED 10-6-89  
REVISIONS MUST BE  
APPROVED BY CITY PLANNING  
DEPARTMENT. APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND VERIFY EASEMENTS  
AND PROPERTY LINES.