

DATE SUBMITTED: 3/20/90

PERMIT # 35448

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2005 N. 5th

SQ. FT. OF BLDG: 576

SUBDIVISION: Barkcliff Park

SQ. FT. OF LOT: 10,125

FILING # \_\_\_\_\_ BLK # 4 LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-112-08-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Jack + Connie Bish

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2005 N 5th St GJ, Co.

Single Family

PHONE: 243-1851

DESCRIPTION OF WORK AND INTENDED USE:  
Addition

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

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**FOR OFFICE USE ONLY**

ZONE: RF-5

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20 S 5 R 25

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

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

TRAFFIC ZONE: 25

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.)

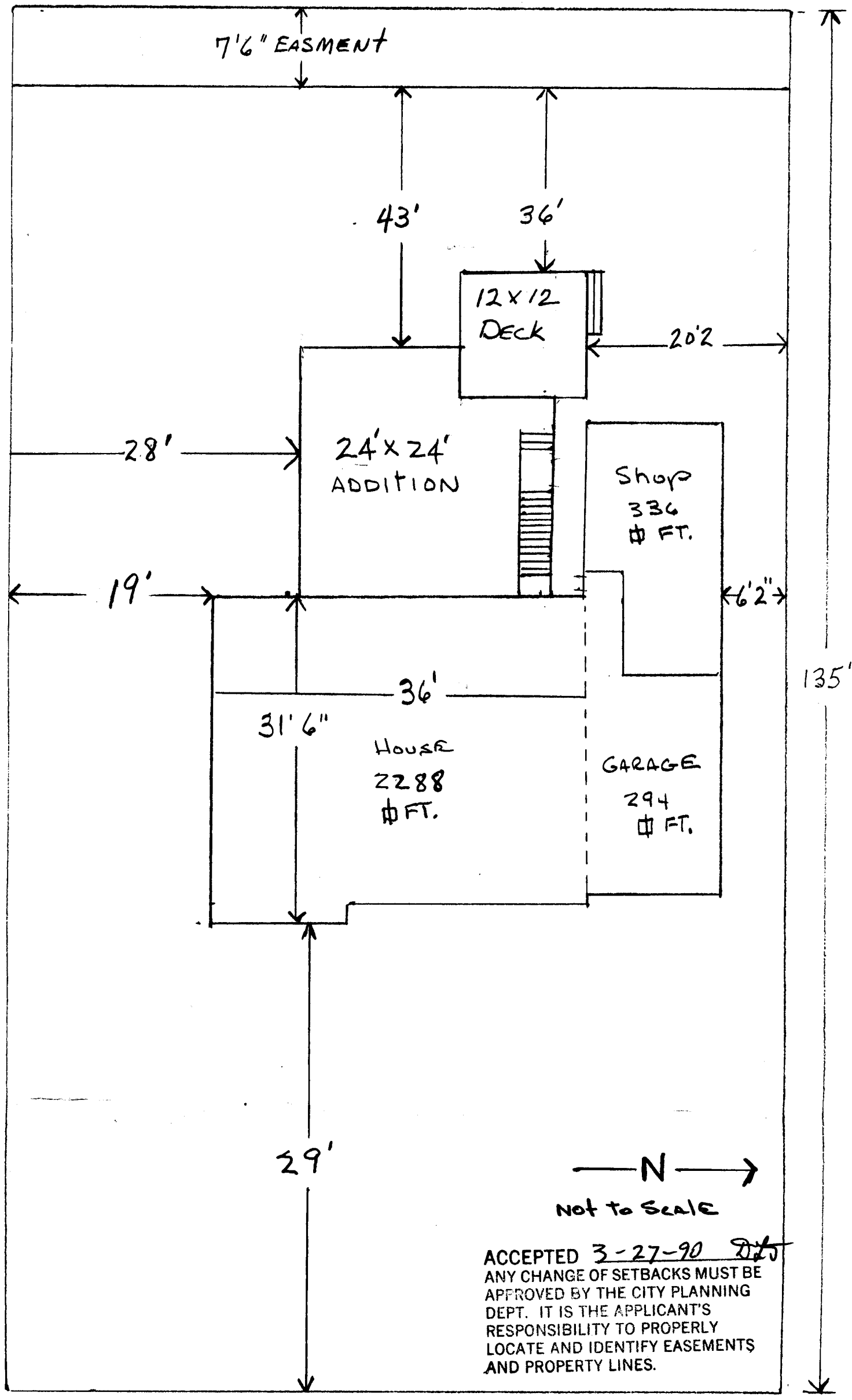
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: MAR 27, 1990

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



7'6" EASEMENT

43'

36'

12x12  
DECK

20'2"

28'

24'x24'  
ADDITION

Shop  
336  
sq FT.

19'

6'2"

36'

31'6"

House  
2288  
sq FT.

GARAGE  
294  
sq FT.

135'

29'

— N —>

NOT TO SCALE

ACCEPTED 3-27-90 *DJS*  
 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.

75'  
5th STREET