

DATE SUBMITTED: 8/16-90

PERMIT # 36641
FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 535 N 19th St Grand Junction SQ. FT. OF BLDG: 20' x 10' Garport-patio

SUBDIVISION: Slocomb SQ. FT. OF LOT: 50' x 120

FILING # _____ BLK # 5 LOT # 19K20 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-132-15-006 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Richard R Bullock USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 535 N. 19th Grand Junction CO 81501 Residential

PHONE: 242-3540

DESCRIPTION OF WORK AND INTENDED USE: Patio 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

ZONE: RSF-8 *Open patio area up to 3' from property line on side yard*
FLOODPLAIN: YES _____ NO
SETBACKS: F _____ S 5' R 15' GEOLOGIC HAZARD: YES _____ NO
MAXIMUM HEIGHT: 32' CENSUS TRACT #: 6
PARKING SPACES REQ'D: NONE TRAFFIC ZONE: 38
LANDSCAPING/SCREENING: NONE 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: Aug 16 1990
APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED 4/20 8/16/90
ALL DIMENSIONS MUST BE
AS SHOWN ON THE CITY PLANNING
DEPARTMENT'S APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

