

DATE SUBMITTED: July 10, 90

PERMIT # 36390
FEE ^{\$} 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2115 North 24th

SQ. FT. OF BLDG: 180

SUBDIVISION: ARBOR Village

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-21-25-006

one

PROPERTY OWNER: David M. Hein

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2115 North 24th

house hold

PHONE: 242-7413

DESCRIPTION OF WORK AND INTENDED USE:

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

remove existing deck & replace with 10x18 covered screened in deck

FOR OFFICE USE ONLY

ZONE: RSE-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 45 ft. S 5 ft. R 15 ft.

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32 ft.

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: _____

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 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: July 10, 90

David M. Hein
SIGNATURE

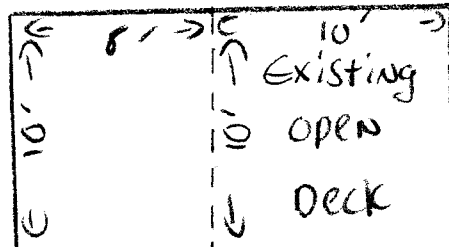
APPROVED BY: J. Wallace (D.J.)

Grand Valley drainage easement

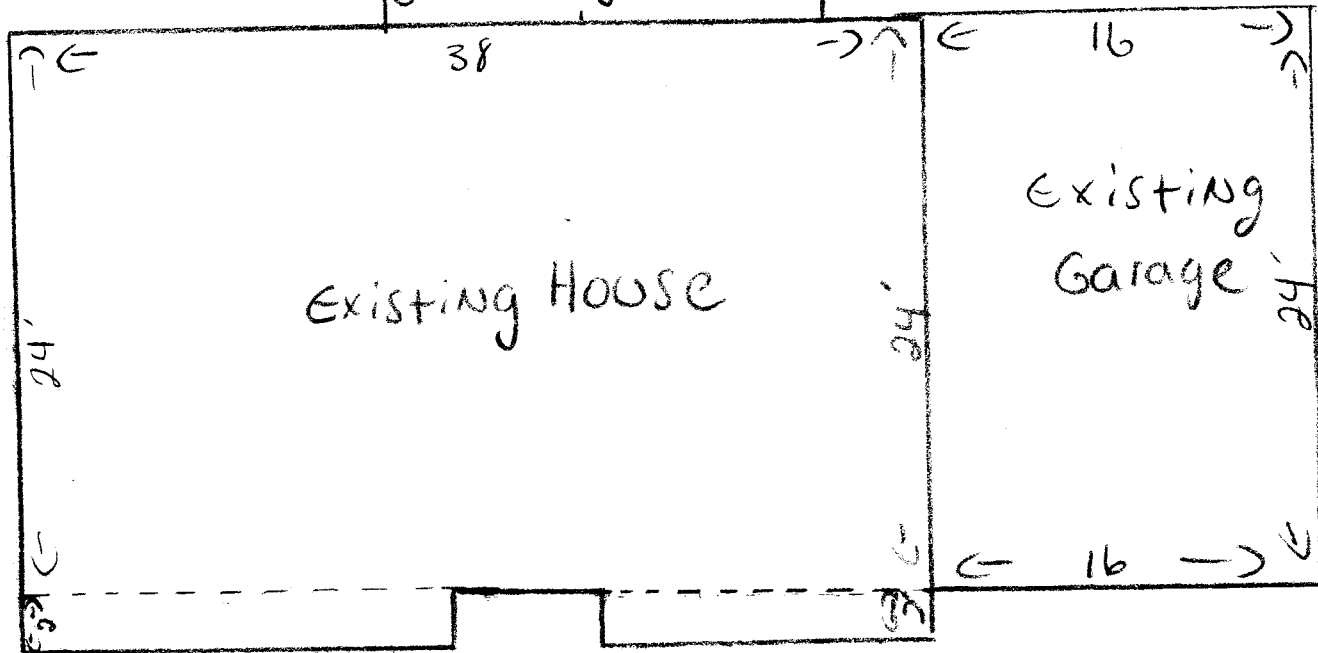
old deck will be torn down
replaced by new 10x18 foot covered,
Screened in, deck.



70ft.



30ft.



ACCEPTED *J. Wallace 7/10/90*
ANY CONSTRUCTION TRACKS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE RESULTS
FROM THIS SURVEY PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Public service easement

NORTH 24th Street