

DATE SUBMITTED: Aug 20, 1990

PERMIT # 36732
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2405 Apricot CT

SQ. FT. OF BLDG: 22 X 14

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: _____

FILING # 0 BLK # 13 LOT # 23

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-014-35-023

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: AAVON Lang

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2405 Apricot ct.

Residential

PHONE: 241-6084

DESCRIPTION OF WORK AND INTENDED USE:
Addition - Screen & new roof
enclose porch

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-5

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Spring Valley
Architectural Review Committee
Approval is needed

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.)

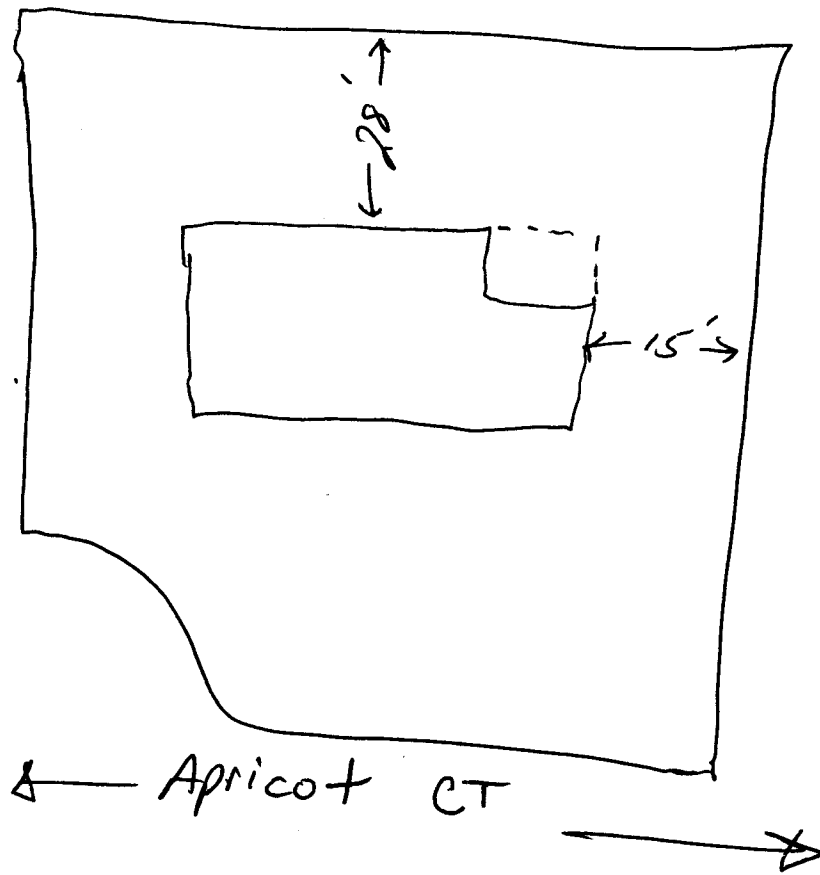
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: Aug 20, 1990

APPROVED BY: [Signature]

[Signature]
SIGNATURE



ACCEPTED *DA* 8-20-90
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.