

DATE SUBMITTED: Mar. 19, 1990

PERMIT # 35362

FEE \$ 500 **PAY**

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2444 Bookcliff

SQ. FT. OF BLDG: 348 sq ft. Addition

SUBDIVISION: Arbor Village

SQ. FT. OF LOT: _____

FILING # _____ BLK # 7 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-121-30-003

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

1 MAIN STRUCTURE 1 Shed

PROPERTY OWNER: Gene Spomer

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2444 Bookcliff

Single Family

PHONE: 242-8903

DESCRIPTION OF WORK AND INTENDED USE:

Addition (two Bedrooms)

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-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 15'

GEOLOGIC
HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

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 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: Mar 19, 1990

APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED

ALL CHANGES 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.

3-19-90
3-19-90

FRONT Property line

25'

Driveway

6.44

Cupboard
12x10

Closets

2.76
2.4x5.5

Furnace

20x15
15.5x18

9.5'

12.0'

11.5'

12'

5'0" x 4'0" window

12'

12'

29'

57'
from rear property line

SIDE Property line

