

DATE SUBMITTED: April 13, 1990

PERMIT # 35807

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 674 Eastcliff

SQ. FT. OF BLDG: 350

SUBDIVISION: O'NAN

SQ. FT. OF LOT: _____

FILING # _____ BLK # 4 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-012-04-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Conard G. Pyle

USE OF ALL EXISTING BUILDINGS:
Single Family

ADDRESS: 674 Eastcliff

PHONE: 6244 242-2422

DESCRIPTION OF WORK AND INTENDED USE:
EXTEND Residence into GARPORT

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-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 7' R 30'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: /

TRAFFIC ZONE: 21

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: 4-13-90

Conard G. Pyle
SIGNATURE

APPROVED BY: [Signature]

