

DATE SUBMITTED: 10-26-90

PERMIT # 37417

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 402 Elm Ct

SQ. FT. OF BLDG: 28 x 36'

SUBDIVISION: Sherwood Addition

SQ. FT. OF LOT: _____

FILING # _____ BLK # 9 LOT # 22

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-11.3-13-022

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Jeffrey & Lisa Bush

USE OF ALL EXISTING BUILDINGS:
- House

ADDRESS: 402 Elm Ct

PHONE: 242-2449

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.

Garage and workshop (1 building)
& uncovered deck

FOR OFFICE USE ONLY

ZONE: R5F-5

FLOODPLAIN: YES _____ NO X

Garage 20
SETBACKS: 20 S 5 R 25

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 10/26/90

APPROVED BY: Kathy Portner

Lisa A. Bush
SIGNATURE

