

DATE SUBMITTED: Sept. 10, 1990

PERMIT # 36828
FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1943 ELM
SUBDIVISION: Arcadia Village Subd.
FILING # _____ BLK # _____ LOT # 5
TAX SCHEDULE NUMBER:
2945-124-15-004
PROPERTY OWNER: MRS HANSEN
ADDRESS: 1943 ELM
PHONE: 243-8619
DESCRIPTION OF WORK AND INTENDED USE:
CARPORT

SQ. FT. OF BLDG: 13'6" X 18'
SQ. FT. OF LOT: _____
NUMBER OF FAMILY UNITS: 1
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2
USE OF ALL EXISTING BUILDINGS:
Residential
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-8
SETBACKS: F 20' S 5' R 15'
MAXIMUM HEIGHT: 32'
PARKING SPACES REQ'D: 1
LANDSCAPING/SCREENING: 1

FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT #: 6
TRAFFIC ZONE: 31
SPECIAL CONDITIONS: _____

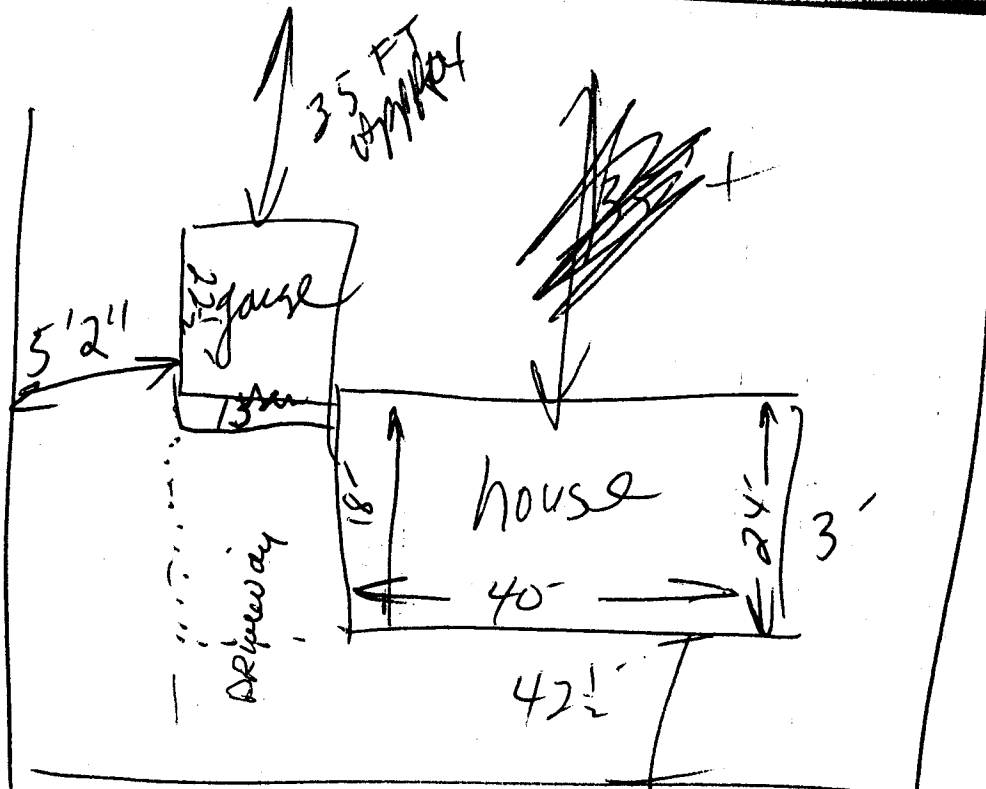
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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: 9-10-90
APPROVED BY: [Signature]

[Signature]
SIGNATURE



$$\begin{array}{r} 25 \\ 15 \\ \hline 40 \end{array}$$

$$\begin{array}{r} 24 \\ 16\frac{1}{2} \\ \hline 40\frac{1}{2} \end{array}$$

1943 ELM

ACCEPTED *AK* 9-10-90
 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.