

DATE SUBMITTED: July 9, 1990

PERMIT # 3015-3432
FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1022 GUNNISON AVES SQ. FT. OF BLDG: 1800

SUBDIVISION: CITY OF G.J. SQ. FT. OF LOT: 9750

FILING # _____ BLK # 43 LOT # 27408 NUMBER OF FAMILY UNITS: 1
W/2 26

TAX SCHEDULE NUMBER: 2945 141 80 010 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3 - home / SHOP / GARAGE

PROPERTY OWNER: JORAN + LINDA DALE USE OF ALL EXISTING BUILDINGS: RESIDENTIAL

ADDRESS: 1022 GUNNISON AVE

PHONE: 942 5562 - W / 941-7825 H

DESCRIPTION OF WORK AND INTENDED USE: SIDE YARD PORCH

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: RS F-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 50 ^{20' from property line} R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 2

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: NA

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.)

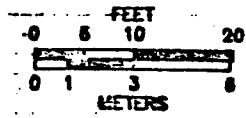
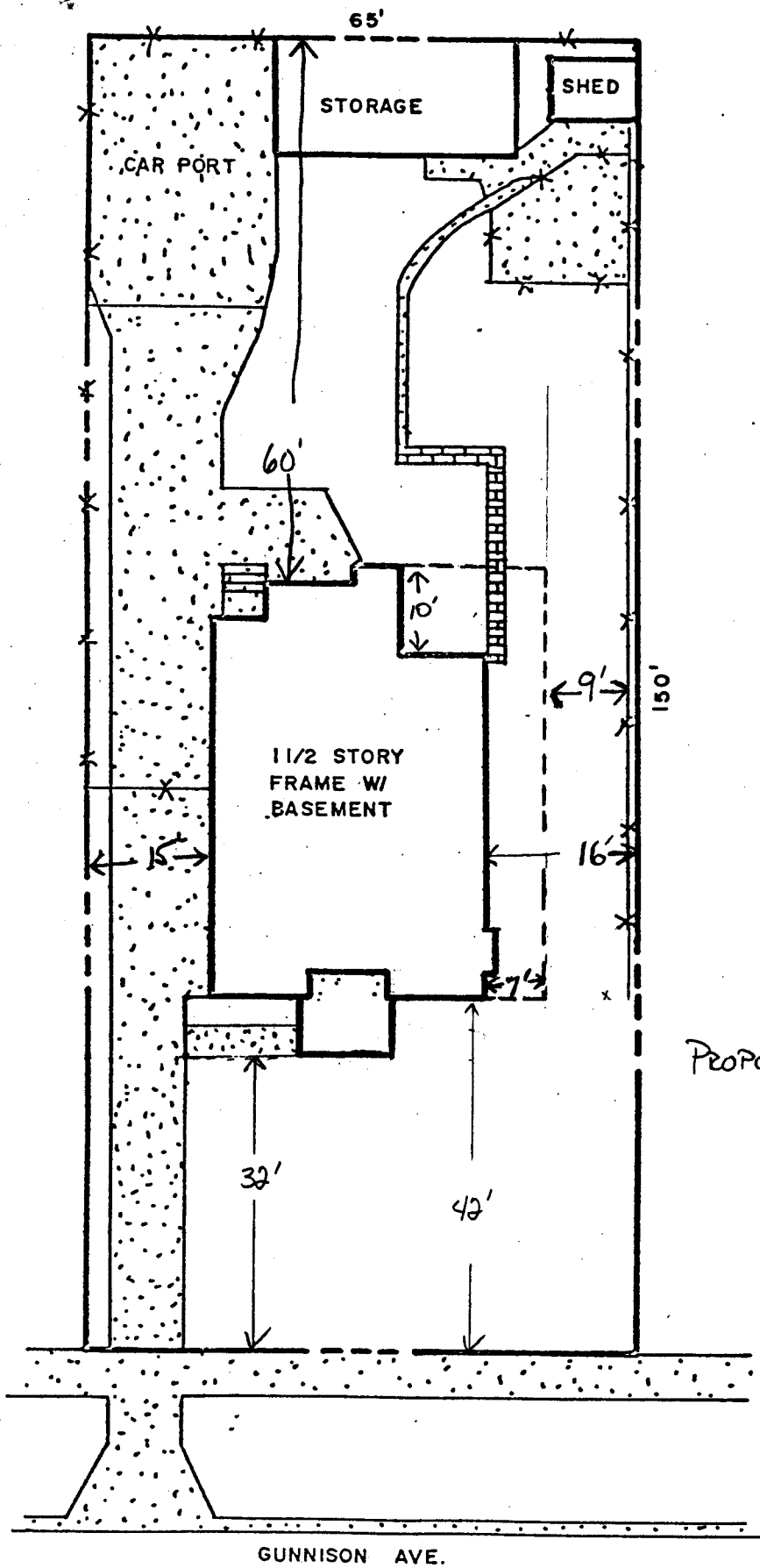
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: July 9, 1990

APPROVED BY: [Signature]

[Signature]
SIGNATURE



1022 GUNNISON AVE.

PROPOSED SIDE YARD PORCH
 $7' \times 35' = 240$
 $10' \times 10' = 100$
340 SQ FT.

ACCEPTED *AKW* 7-9-20
 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.

1022 Gunnison Avenue, Grand Junction, CO.