

DATE SUBMITTED: 10-11-90

PERMIT # 37168

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2419 Hawthorne Ave SQ. FT. OF BLDG: 240 SQ. FT.

SUBDIVISION: Spring Valley SQ. FT. OF LOT: _____

FILING # 5 BLK # 10 LOT # 17 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-104-21-017 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Ernie McKeever USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2419 Hawthorne Ave House

PHONE: 245-8674

DESCRIPTION OF WORK AND INTENDED USE: Boat Cover 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-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 3' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Eave may be 3' to side yard. Area must remain open

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.

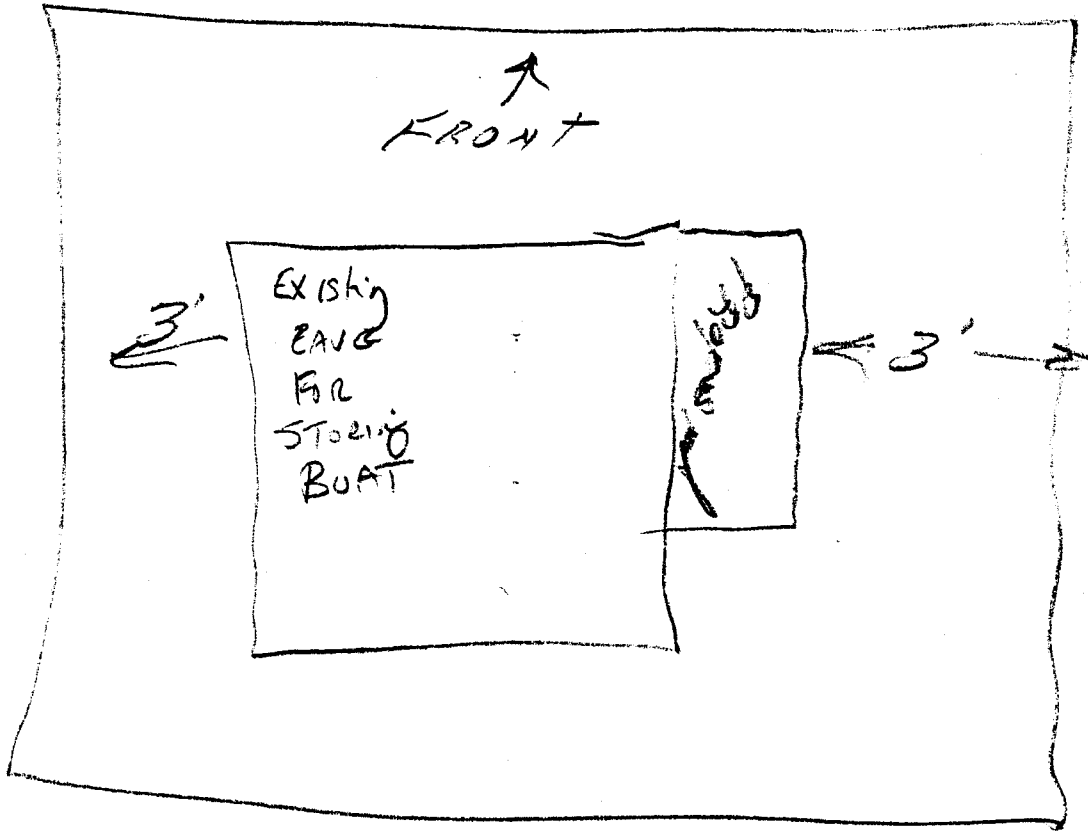
DATE APPROVED: 10-11-90

APPROVED BY: Linda Wentzel

Ernie McKeever
SIGNATURE

ACCEPTED 10/11/90 LAW
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.

2419 Hawthorne



EAVE FOR
STORING JEEP