

DATE SUBMITTED: 6-11-90

PERMIT # 36138

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 715 Ivankae Way

SQ. FT. OF BLDG: 1786

SUBDIVISION: Sunset Terrace

SQ. FT. OF LOT: 110' x 125' Approx.

FILING # BLK # 6 LOT # 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2701-353-17-012

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: Denis C. + Judy L. White

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1445 16 Rd Loma, Co. 81524

PHONE: 303-243-9548

DESCRIPTION OF WORK AND INTENDED USE:
Construct Home

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, 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' R S 37' R 30'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 17

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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

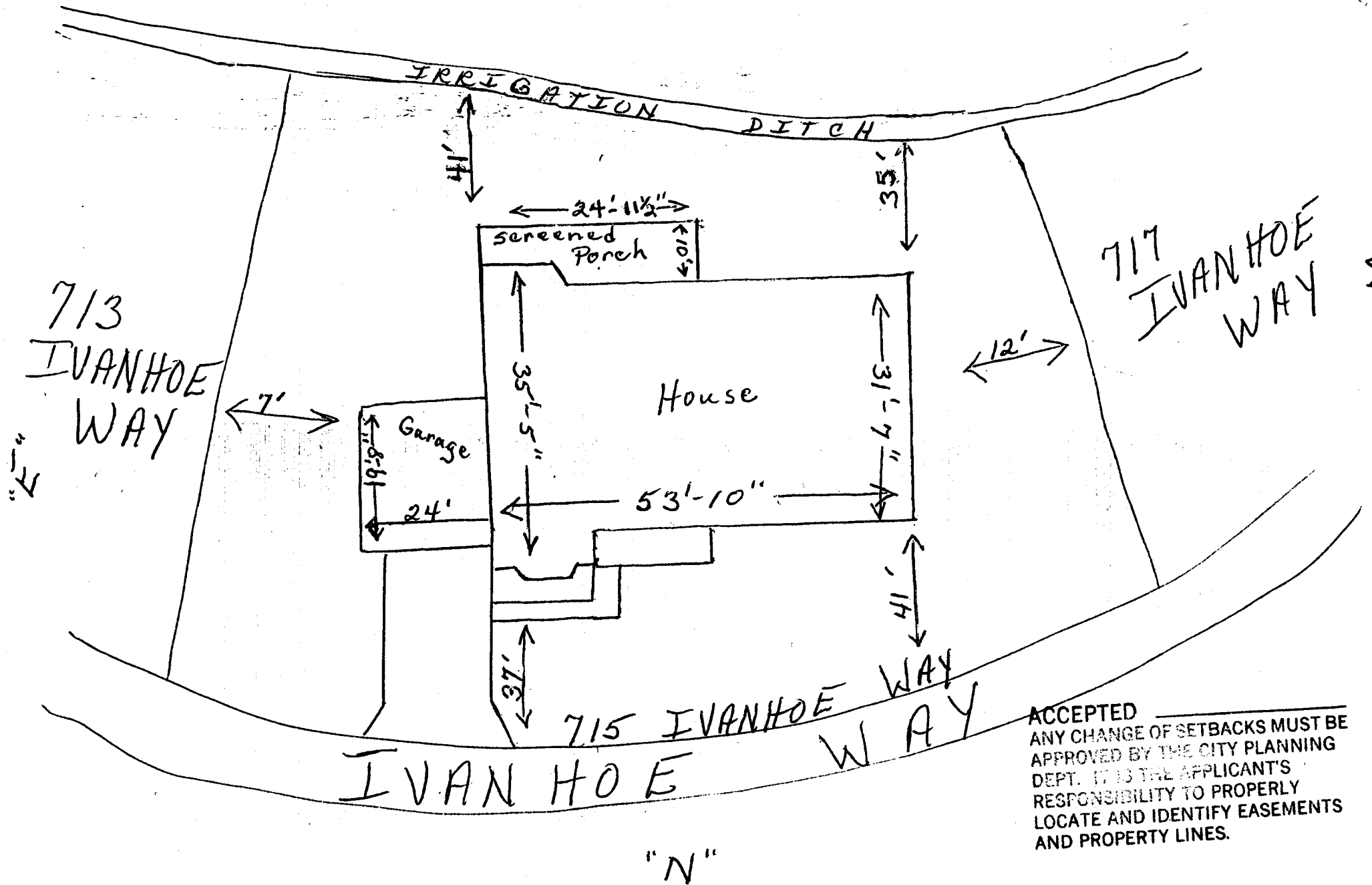
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: June 11, 1990

APPROVED BY: [Signature]

[Signature]
SIGNATURE

SITE PLAN



ACCEPTED
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.