

DATE SUBMITTED: June 14, 1990

PERMIT # 36147

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1316 Juniper

SQ. FT. OF BLDG: 2200 Sq. Ft.

SUBDIVISION: Westridge Sub

SQ. FT. OF LOT: 9800 Sq. Ft.

FILING # _____ BLK # 6 LOT # 005

NUMBER OF FAMILY UNITS: Multi Single Family

TAX SCHEDULE NUMBER:
2945-104-15-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Ronald Dr. Rose

USE OF ALL EXISTING BUILDINGS:
N.A.

ADDRESS: 1316 Juniper

PHONE: 245-8912

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.

Adding Redwood deck onto house

FOR OFFICE USE ONLY

ZONE: RSF/FB RMF-64

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 45ft S 10ft R 20ft

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 36ft

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 10

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 14, 1990

APPROVED BY: J. H. ... (KP)

Ronald Dr. Rose
SIGNATURE

