

DATE SUBMITTED: 7/18/90

PERMIT # 36462

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 376 1/2 Martello Dr.

SQ. FT. OF ~~BLDG~~ ^{Addition} 14' x 10'

SUBDIVISION: Heatheridge Estates

SQ. FT. OF LOT: 20,400

FILING # _____ BLK # 2 LOT # 6 (W 1/2)

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945 - 222 - 05 - 042

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: John Howard

USE OF ALL EXISTING BUILDINGS:
Single family Residence

ADDRESS: 376 1/2 Martello Dr.

PHONE: 242-3235

DESCRIPTION OF WORK AND INTENDED USE:
Deck

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-4

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' PL S 7' R 30

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 14

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 95

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: If Deck to remain open & uncovered it may extend into
required setback not more than 6 feet but no closer than 3 feet to property line

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: 7/18/90

APPROVED BY: Kathy [Signature]

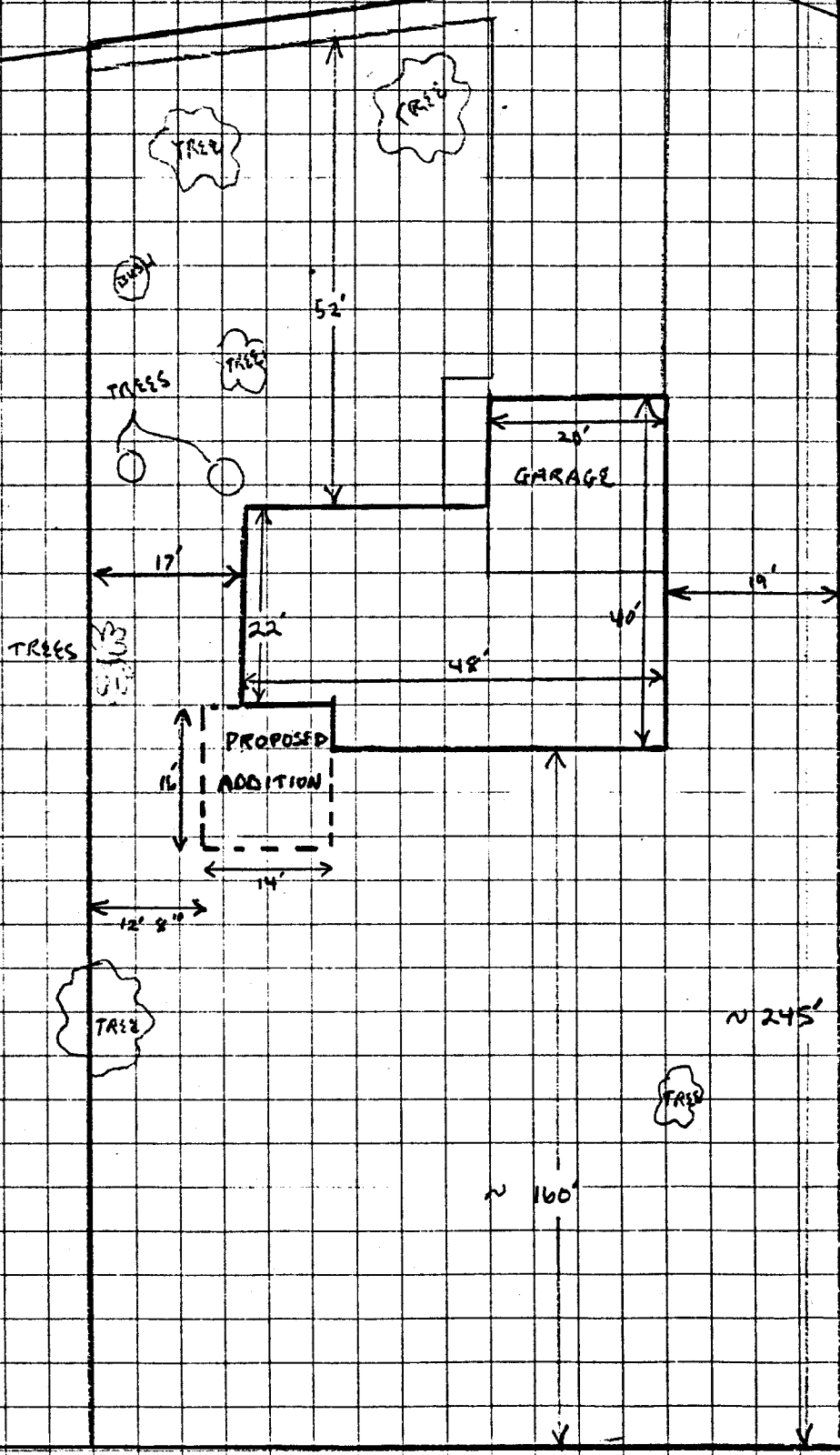
John Howard
SIGNATURE

SITE PLAN

376 1/2 Martello

MARTELLO DR.

RODELL



ACCEPTED *RP* 7/18/90
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.

REDLANDS POWER CANAL