

DATE SUBMITTED: 5-15-90

PERMIT # 35985

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 105 Park Dr.

SQ. FT. OF BLDG: 240

SUBDIVISION: Park Lane

SQ. FT. OF LOT: 0:57 A

FILING # _____ BLK # _____ LOT # 4 ALL
Portion of 3 & 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-13-016

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Douglas E. & Elaine S. Peterson

USE OF ALL EXISTING BUILDINGS: 1

ADDRESS: 105 Park Dr.

Residential

PHONE: 243-4055 + 241-4133 W

DESCRIPTION OF WORK AND INTENDED USE:
Construct 12x20 Workshop/storage shed

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 10

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

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: 5-15-90

Douglas E. Peterson
SIGNATURE

APPROVED BY: Linda Wertz

Park Dr.

135.0

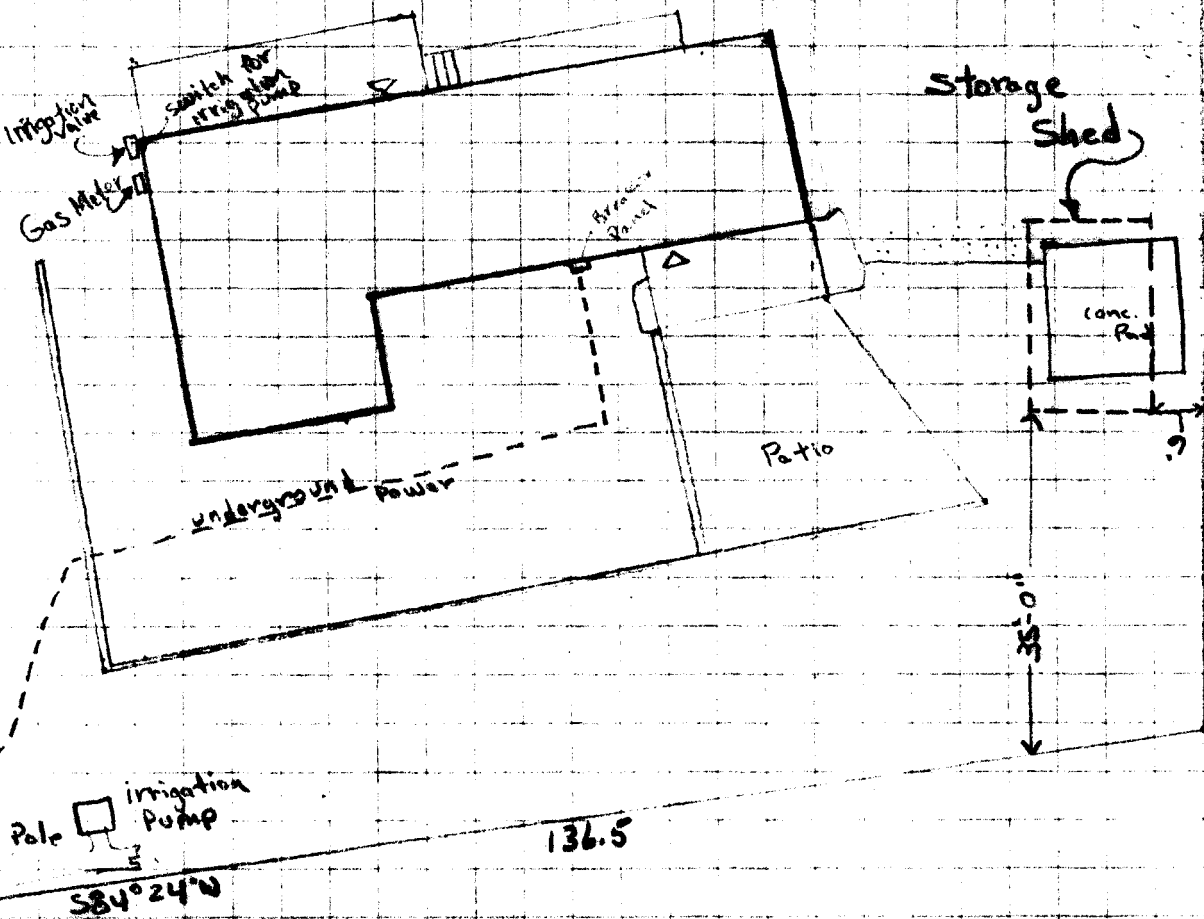
ACCEPTED 5-15-90 LAW
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

North
Scale
1" = 20'-0"

Peterson
105 Park Dr.

193.5

176.0



Power Pole
Irrigation Pump

136.5

584° 24' W