

DATE SUBMITTED: 8-31-90

PERMIT # 36765

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 292 W. Park View

SQ. FT. OF BLDG: 1200

SUBDIVISION: Park View

SQ. FT. OF LOT: 10000

FILING # 1 BLK # 2 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-252-24-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2- House & Garage

PROPERTY OWNER: Earl & Shirley Vitus

USE OF ALL EXISTING BUILDINGS:  
Residence & Storage

ADDRESS: 292 W. Park View

PHONE: 242-3522

DESCRIPTION OF WORK AND INTENDED USE:  
New Carport & Enclosed Patio

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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**FOR OFFICE USE ONLY**

ZONE: RSF-8

FLOODPLAIN: YES  NO

SETBACKS: F 20 S 5/3 R 15  
open carport

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

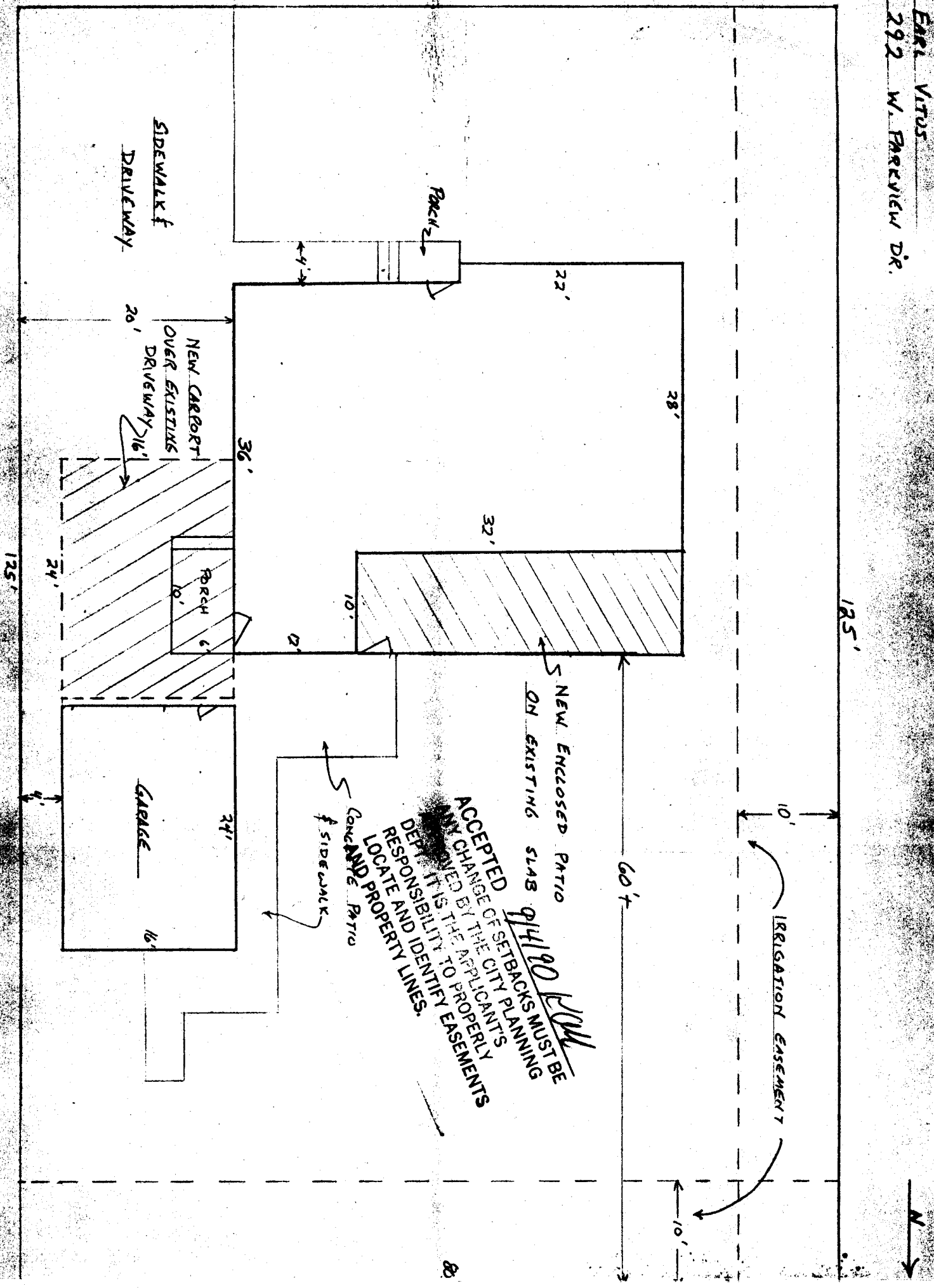
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9/4/90

APPROVED BY: Kathy McQueen

[Signature]  
SIGNATURE

EARL VITUS  
292 W. PARKVIEW DR.



ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
DETERMINED BY THE CITY PLANNING  
DEPARTMENT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

9/14/80 [Signature]

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