

DATE SUBMITTED: May 24, 1990

PERMIT # 35975  
FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2006 Rood Ave SQ. FT. OF BLDG: 24x24  
 SUBDIVISION: EAST MAIN STREET Addition SQ. FT. OF LOT: \_\_\_\_\_  
 FILING # \_\_\_\_\_ BLK # 8 LOT # 15 NUMBER OF FAMILY UNITS: 1  
 TAX SCHEDULE NUMBER: \_\_\_\_\_ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1 House 2 Sheds  
2945 13402 019  
 PROPERTY OWNER: Christyl Hamilton USE OF ALL EXISTING BUILDINGS: Residence  
 ADDRESS: 2006 Rood Ave  
 PHONE: 242-9036  
 DESCRIPTION OF WORK AND INTENDED USE: Garage in back yard

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: RMF -32 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: F \_\_\_\_\_ S 3' R 10' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 MAXIMUM HEIGHT: 36' CENSUS TRACT #: 7  
 PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 40  
 LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

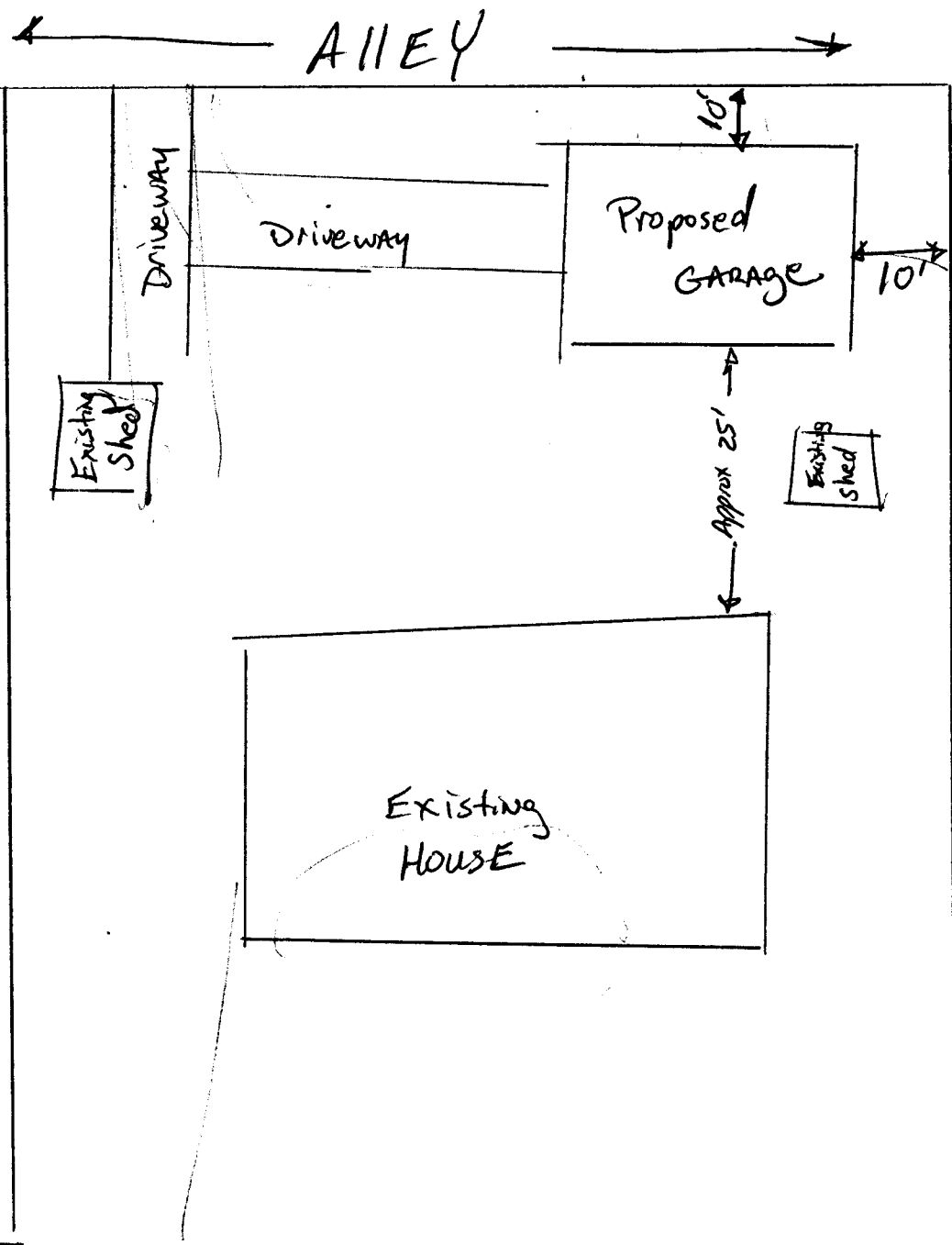
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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE 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: May 24, 1990  
APPROVED BY: [Signature]

X Christyl Hamilton  
SIGNATURE



← ROAD AVENUE →

ACCEPTED 5-24-90  
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.