

DATE SUBMITTED: 1/24/90

PERMIT # 34980

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2759 UNAWEEP

SQ. FT. OF BLDG: 24' x 24'

SUBDIVISION: Freeman

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945251-01-001

2

PROPERTY OWNER: Richard Wilson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Same

Use

PHONE: 245 7037

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.

24 x 24 Cor port  
Open side

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### FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32 feet

CENSUS TRACT #: 13

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 80

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.

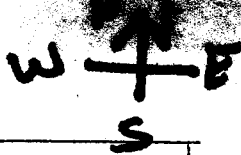
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 1/24/90  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

# UNAWEEP AV

2759 & 2759 1/2



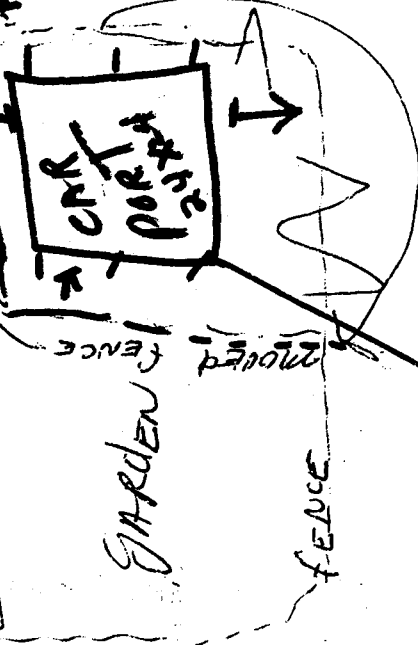
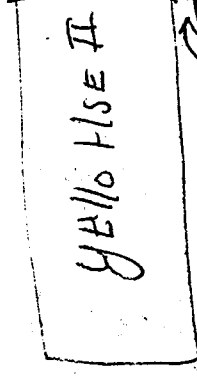
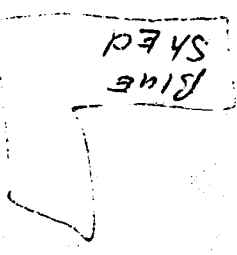
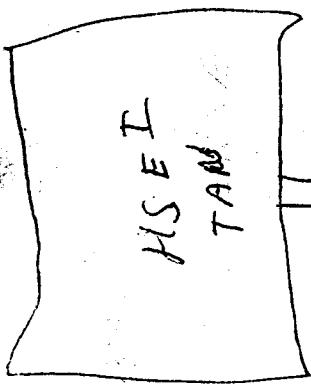
330' Prop Line

Prop Line

200' to Prop Line

1-24-90

ACCEPTED 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.



PARKING AREA

GRAVEL

6-4X4 Steel posts DRIVE IN AREA - Set in concrete.

ground underneath no slab.

Top of Prop Line

