

DATE SUBMITTED: May 25, 1990

PERMIT # 36043
FEE \$ 50

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 323 Zuni
SUBDIVISION: Reservation
FILING # _____ BLK # 3 LOT # 3
TAX SCHEDULE NUMBER:
2945-24A-05-007
PROPERTY OWNER: Gavin + Marci Kukulian
ADDRESS: 323 Zuni Dr
PHONE: 241-5098
DESCRIPTION OF WORK AND INTENDED USE:
Garage Attached

SQ. FT. OF BLDG: 24 x 16 FT
SQ. FT. OF LOT: _____
NUMBER OF FAMILY UNITS: 1
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1
USE OF ALL EXISTING BUILDINGS:
Home
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-8
SETBACKS: F 20' S 5' R 15'
MAXIMUM HEIGHT: 32'
PARKING SPACES REQ'D: _____
LANDSCAPING/SCREENING: _____

FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT #: 13
TRAFFIC ZONE: 80
SPECIAL CONDITIONS: _____

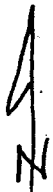
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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: May 25, 1990
APPROVED BY: [Signature]

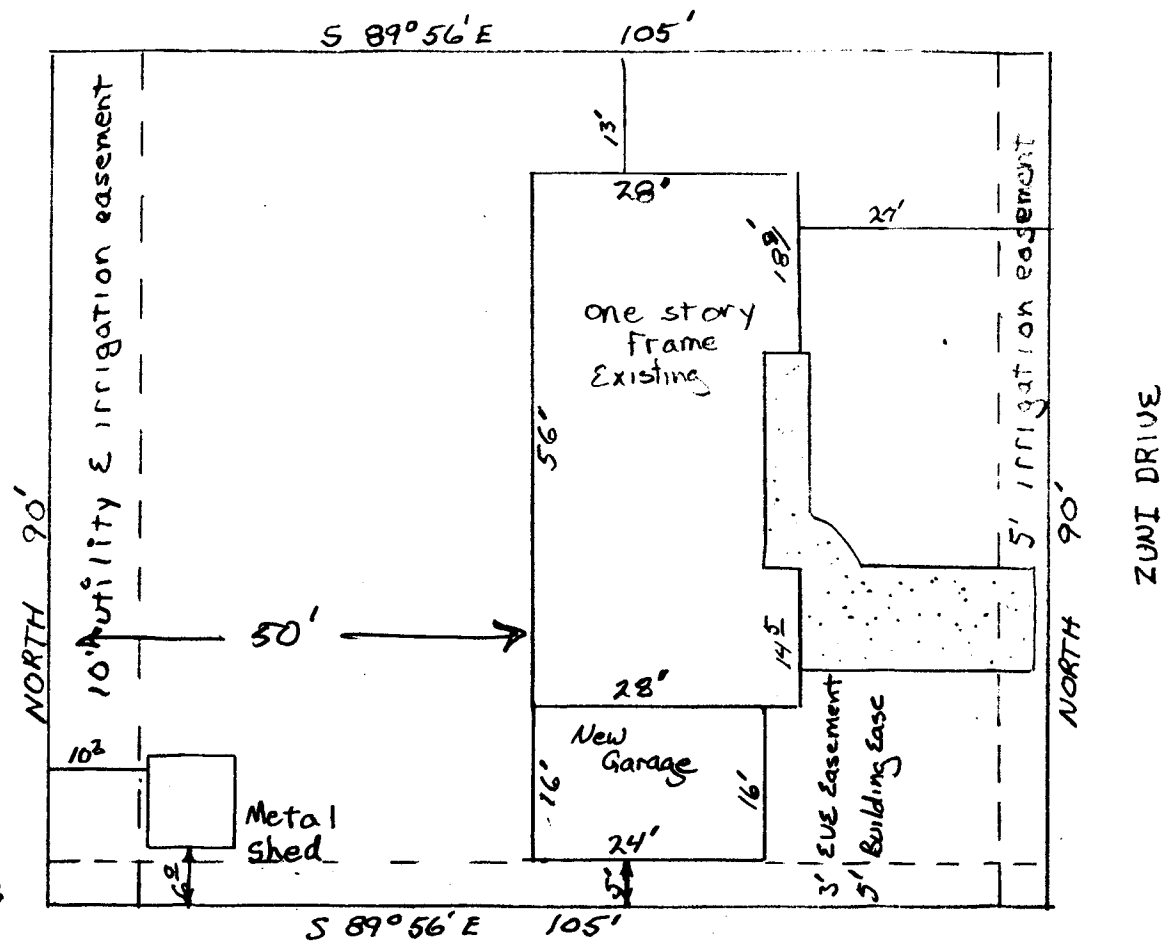
X [Signature]
SIGNATURE



SCALE: 1" = 20'

323 Zuni Drive

Lot 3, Block 3, The Reservation, Mesa County, CO



ACCEPTED 6-25-90 DS
 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.

PLOT PLAN