

DATE SUBMITTED: 4/2/91

PERMIT # 38259

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 611 North 3rd St.

SQ. FT. OF BLDG: NA

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 54 LOT # 17918

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-142-26-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Shirley Dickinson Shanks

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 611 N. 3rd St.

house, garage

PHONE: 241-4641

DESCRIPTION OF WORK AND INTENDED USE:
Patio Screen + Grape Arbor
7' high

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: RMF-64

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 3

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 35

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 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: 4/2/91

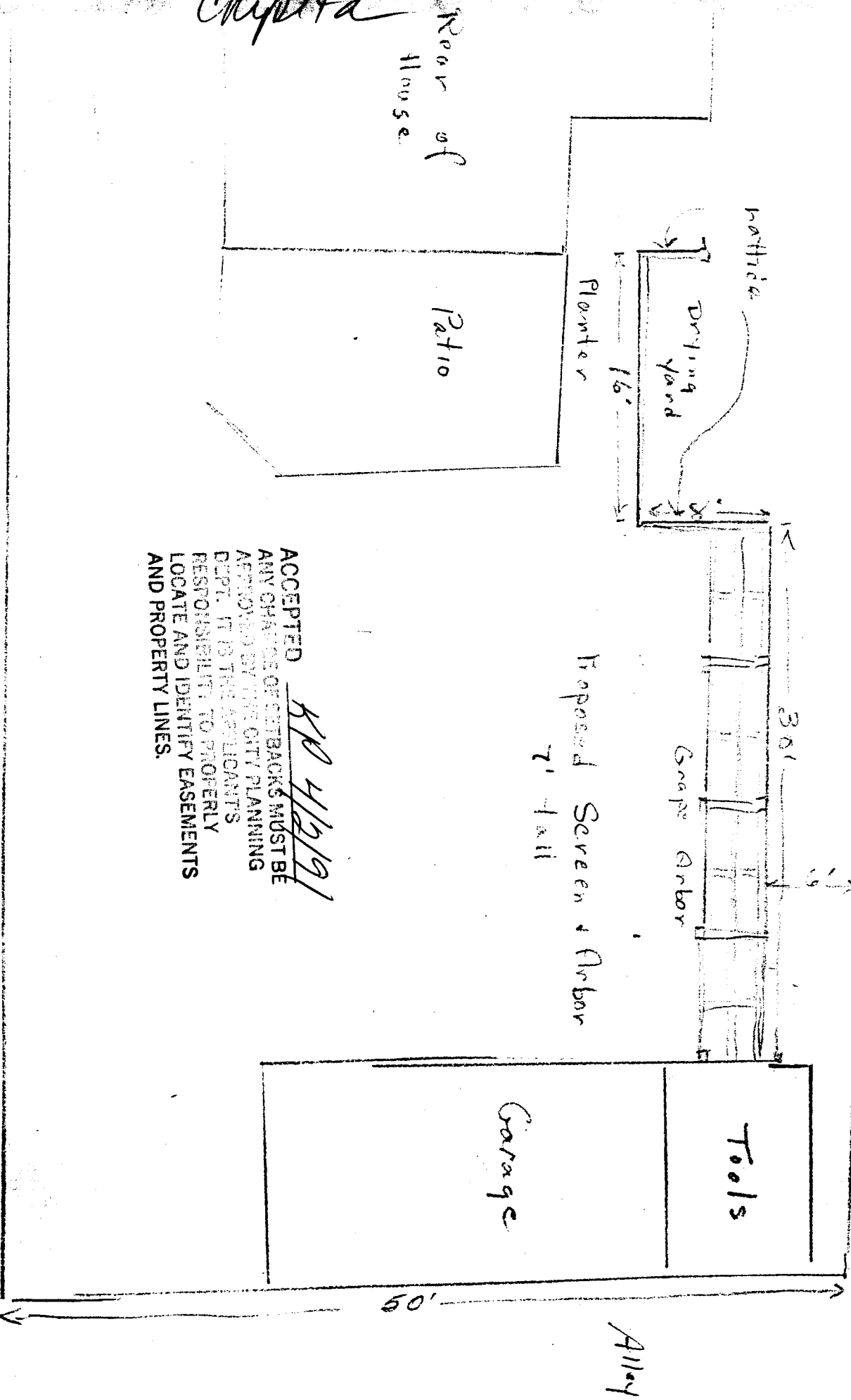
APPROVED BY: Kathy Porter

Shirley Dickinson Shanks
SIGNATURE

1/8" = 1'

Property line

Chipita
Rear of House



ACCEPTED RP 4/2/19
 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.

Back yard (1)
 3rd St.
 111 2nd St (Owner 1st)

5' boards
with
siding
ends

1/2" wide

Natural Finish

10' x 10' Screen

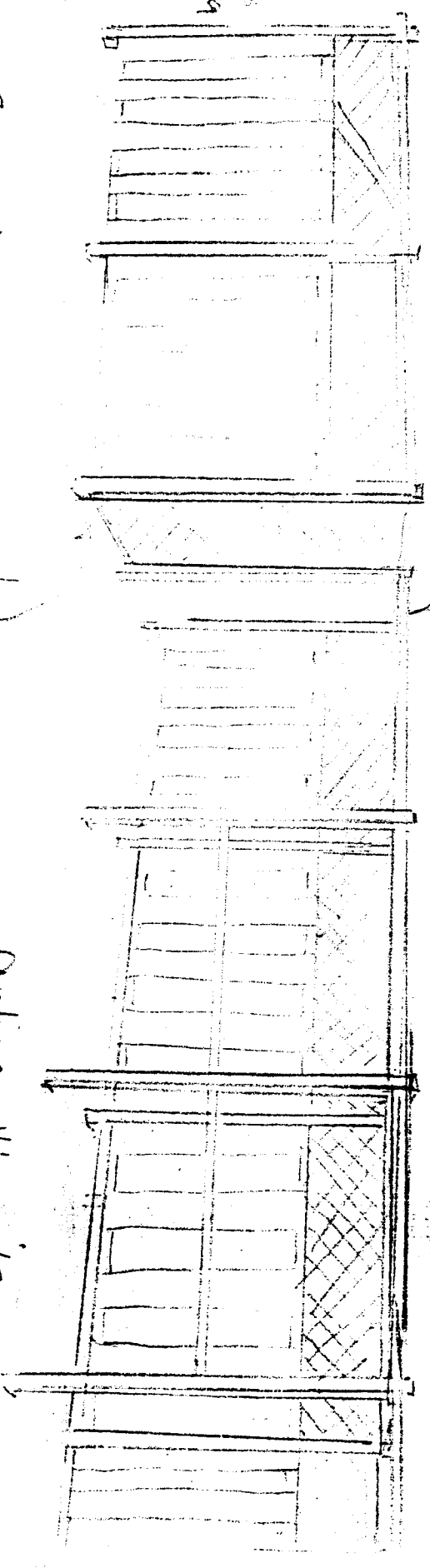
10' long
7' high

4' Open Sill

Dubor 4' wide

30' long
Overhead
Trellis
Connects to Garage

Passage way



Call N. 3rd