

DATE SUBMITTED: 9/24/91

PERMIT NO. 39893

FEE \$ 500

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1811 N 4th St  
SUBDIVISION: Sherwood Pk Add'n  
FILING NO.     BLK NO. 2 LOT NO. 3  
TAX SCHEDULE NO: 2945-113-07-003

SQ. FT. OF BLDG:      
SQ. FT. OF LOT:      
NO. OF FAMILY UNITS: 1  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Charles V. Boles  
ADDRESS: 1811 N 4th St  
TELEPHONE: 243-2515

USE OF EXISTING BUILDINGS: RESIDENTIAL  
DESCRIPTION OF WORK AND INTENDED USE: PATIO COVER

**SUBMITTALS REQUIRED:** Two 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 RSE-5  
SETBACKS: FRONT      
SIDE 5 REAR 25  
MAXIMUM HEIGHT 32

FLOODPLAIN: YES     NO ✓  
GEOLOGIC HAZARD: YES     NO      
CENSUS TRACT: 4 TRAFFIC ZONE: 34  
PARKING REQ'MT    

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS:    

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Paul S. Meyer  
Department Approval  
9/24/91  
Date Approved

\_\_\_\_\_  
Applicant Signature  
\_\_\_\_\_  
Date

ACCEPTED 9/24/91 KLL  
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.

