

DATE SUBMITTED: 4/8/91

PERMIT # 38338

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2913 - No 9th Ct.

SQ. FT. OF BLDG: see drawing

SUBDIVISION: Waller Heights

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL

2945-024-10-004

BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: LLOYD & ERMA BELCHER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2913 - No 5th Ct.

home

PHONE: 245-5723

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.

ROOF OVER PATIO

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 7' R 30

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: *Setbacks must be 7' from side property line - eaves may extend up to 7' into setback

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.)

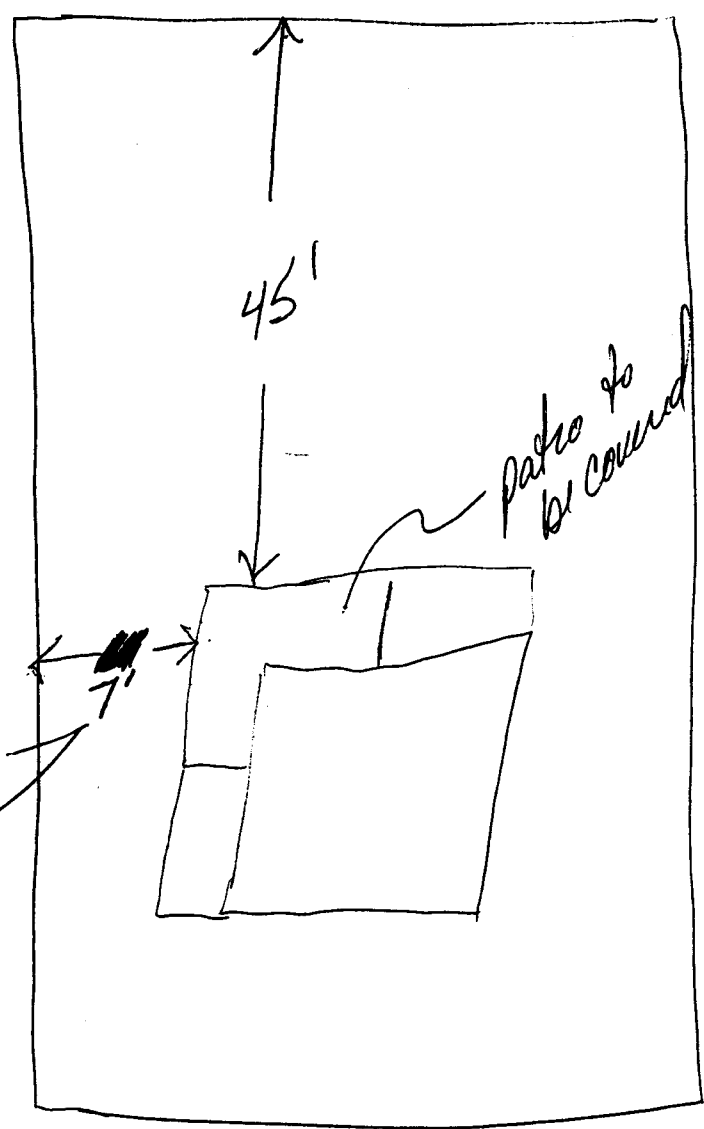
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4/8/91

Lloyd W. Belcher
SIGNATURE

APPROVED BY: Kathy Proctor



to support beams
may extend up to 4 ft into setback

paths to be covered

87th Ct

2713 N. 87th
2945-024-10-004
BSF-2

ACCEPTED XP 4/8/91
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPT. OF THE COUNTY
 RESP. TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.