

DATE SUBMITTED: 8/23/91

PERMIT # _____

FEE 0

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1244 N 16th St.

SQ. FT. OF BLDG: 24 x 32

SUBDIVISION: Park Place Heights

SQ. FT. OF LOT: 49 x 724

FILING # _____ BLK # 1 LOT # 16

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-123-24-023

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1 Single family

PROPERTY OWNER: Carolyn A. Caratelli

USE OF ALL EXISTING BUILDINGS: 1 Single family

ADDRESS: 1244 N 16th St.

PHONE: 245-3264

DESCRIPTION OF WORK AND INTENDED USE: Open-sided Carport
See File # 91-5

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

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 1' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 66

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Variance to 1' side approved by BOA 6/12/91

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: 8/23/91

APPROVED BY: B. Paulson

Carolyn A. Caratelli
SIGNATURE

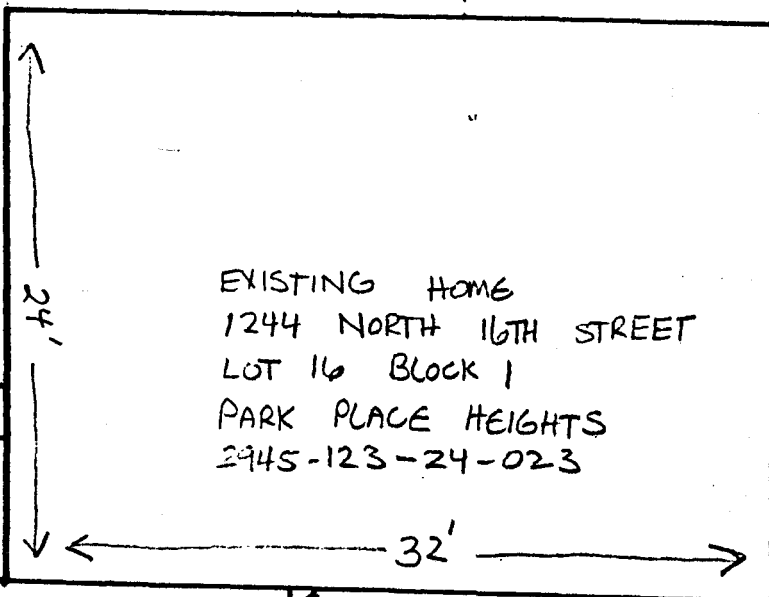
ACCEPTED BP 8/23/91
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2945-123-24-021
1300 NORTH 16TH STREET



16th Street

Alley



EXISTING HOME
1244 NORTH 16TH STREET
LOT 16 BLOCK 1
PARK PLACE HEIGHTS
2945-123-24-023

24'

32'

SIDEWALK

SIDEWALK

RAMP

DRIVEWAY

PROPOSED CARPORT

20'

EXISTING GATE & FENCE

SHED

PROPERTY LINE

2945-123-24-02
1240 NORTH 16TH ST