

DATE SUBMITTED: 11 March 91

PERMIT # 38091

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1545 N. 18th

SQ. FT. OF BLDG: 12424 carpet

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945 123 08 022

1

PROPERTY OWNER: Lester Cady

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1545 N. 18th

Residence

PHONE: 241-0333

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.

Carport

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 3 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: -

TRAFFIC ZONE: 29

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 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.

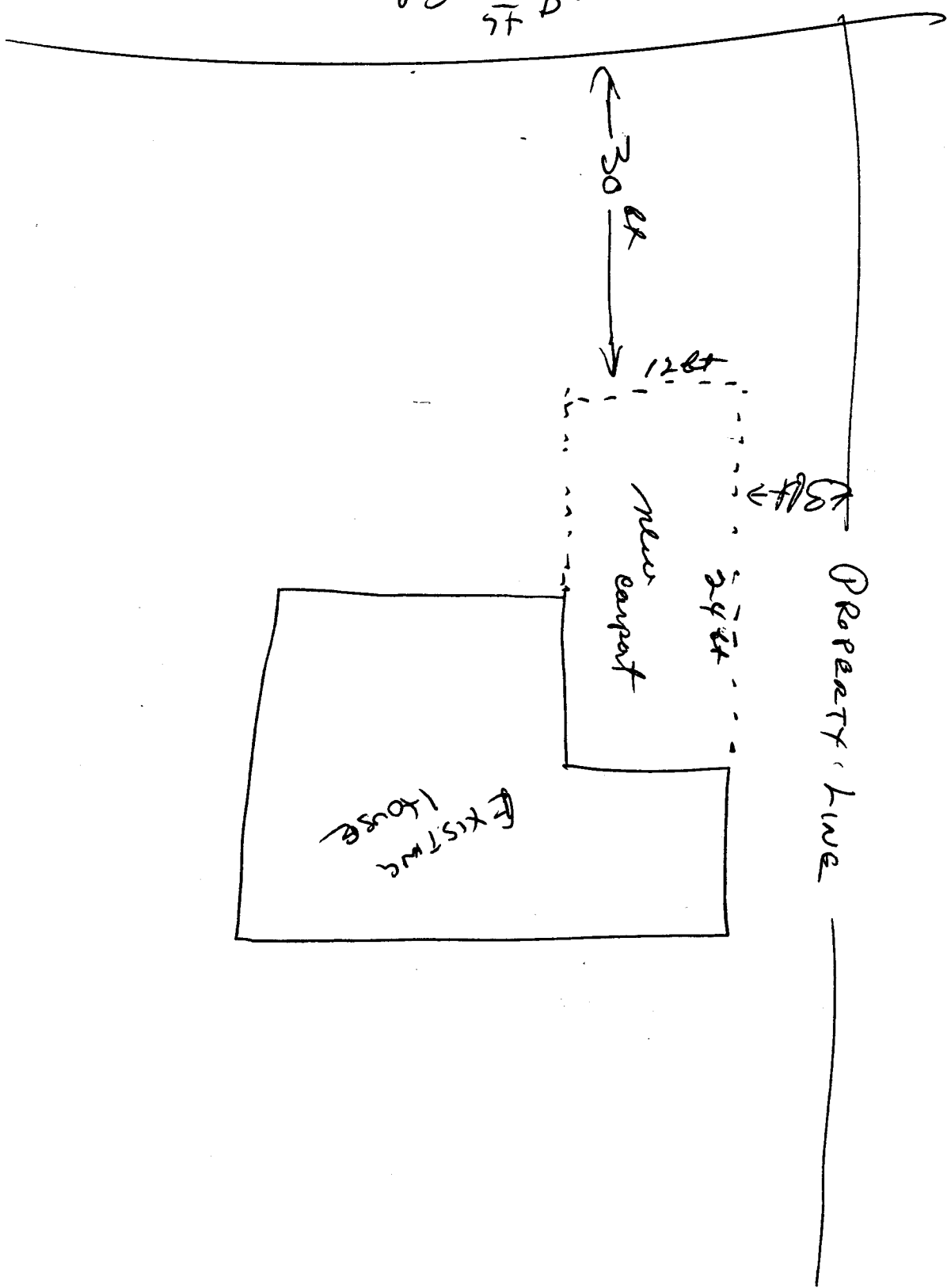
DATE APPROVED: 3-11-91

APPROVED BY: Val Lowery

Bill J. Jelenbach
SIGNATURE

ACCEPTED UL
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPT. THE CITY'S
RES. DEPT. MUST PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

81 SF
81 SF



EXISTING HOUSE

New carport

Property Line