

DATE SUBMITTED: 6/20/91

PERMIT # _____

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 605 N. 22nd St.

SUBDIVISION: Park Terrace

FILING # _____ BLK # B LOT # 11

TAX SCHEDULE NUMBER: _____

2945 131 19 026

PROPERTY OWNER: Clinton C. Gray

ADDRESS: 605 N. 22nd St.

PHONE: 243-5912

DESCRIPTION OF WORK AND INTENDED USE:

enclosing carport

SQ. FT. OF BLDG: 660 (22x30)

SQ. FT. OF LOT: 74' x 105'

NUMBER OF FAMILY UNITS: 1

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

1 + carport

USE OF ALL EXISTING BUILDINGS:

residential

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

BACKS: Accessory F _____ S 3' R 3'

MAXIMUM HEIGHT: 32'

PARKING SPACES REQ'D: _____

LANDSCAPING/SCREENING: _____

FLOODPLAIN: YES _____ NO X

GEOLOGIC HAZARD: YES _____ NO X

CENSUS TRACT #: 7

TRAFFIC ZONE: 40

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.

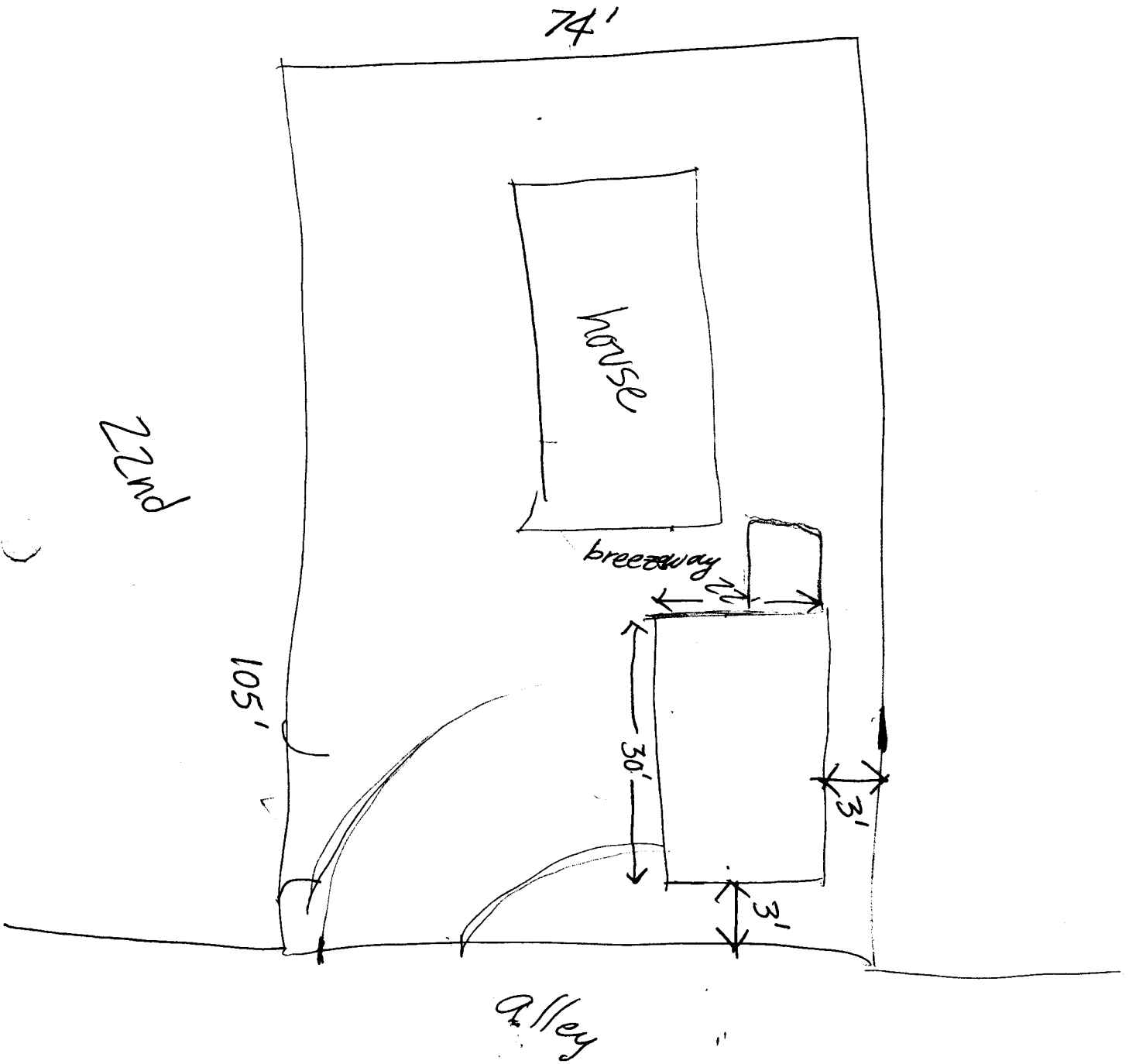
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/20/91

APPROVED BY: Clinton C. Gray

Clinton C. Gray
SIGNATURE

Chipeta



ACCEPTED KKA 6/20/91
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.