

DATE SUBMITTED: 8-22-91

PERMIT NO. 39565

FEE \$ 5<sup>00</sup>

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1900 N 26<sup>th</sup> St SQ. FT. OF BLDG: 12 X 24 CARPORT  
SUBDIVISION: Melrose Estates SQ. FT. OF LOT: \_\_\_\_\_ for BOAT  
FILING NO. \_\_\_\_\_ BLK NO. 1 LOT NO. 1 NO. OF FAMILY UNITS: 1  
TAX SCHEDULE NO: 2945-121-10-021 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER: Steve & Linda Marie USE OF EXISTING BUILDINGS: House & 2 storage sheds  
ADDRESS: 1900 N 26<sup>th</sup> St DESCRIPTION OF WORK AND INTENDED USE: Carport cover for boat  
TELEPHONE: 243-4728

SUBMITTALS REQUIRED: Two 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 \_\_\_  
SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES \_\_\_ NO \_\_\_  
SIDE 3' REAR 3' CENSUS TRACT: 6  
MAXIMUM HEIGHT 32' TRAFFIC ZONE: 28  
LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ 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.

[Signature]  
Department Approval  
8-22-91  
Date Approved

[Signature]  
Applicant Signature  
8-22-91  
Date

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

WEST

ACCEPTED  8-22-91  
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.

