

DATE SUBMITTED: 9/30/91

PERMIT NO. 40033

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 546 28 3/4 Rd

SQ. FT. OF BLDG: 10.5' x 6'

SUBDIVISION: ~~2943-074-23-003~~ Amika Gardens

SQ. FT. OF LOT: .36 acres

FILING NO. ___ BLK NO. ___ LOT NO. 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2943-074-23-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: T. W. POTTORFF

USE OF EXISTING BUILDINGS: house & shed

ADDRESS: 546 28 3/4 Rd G.J. 61501

DESCRIPTION OF WORK AND INTENDED USE: addition of sunroom; repair maintenance of roof & electrical

TELEPHONE: 291-5094

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 R5F-8

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 5 REAR 15

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 32

PARKING REQ'MT —

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.

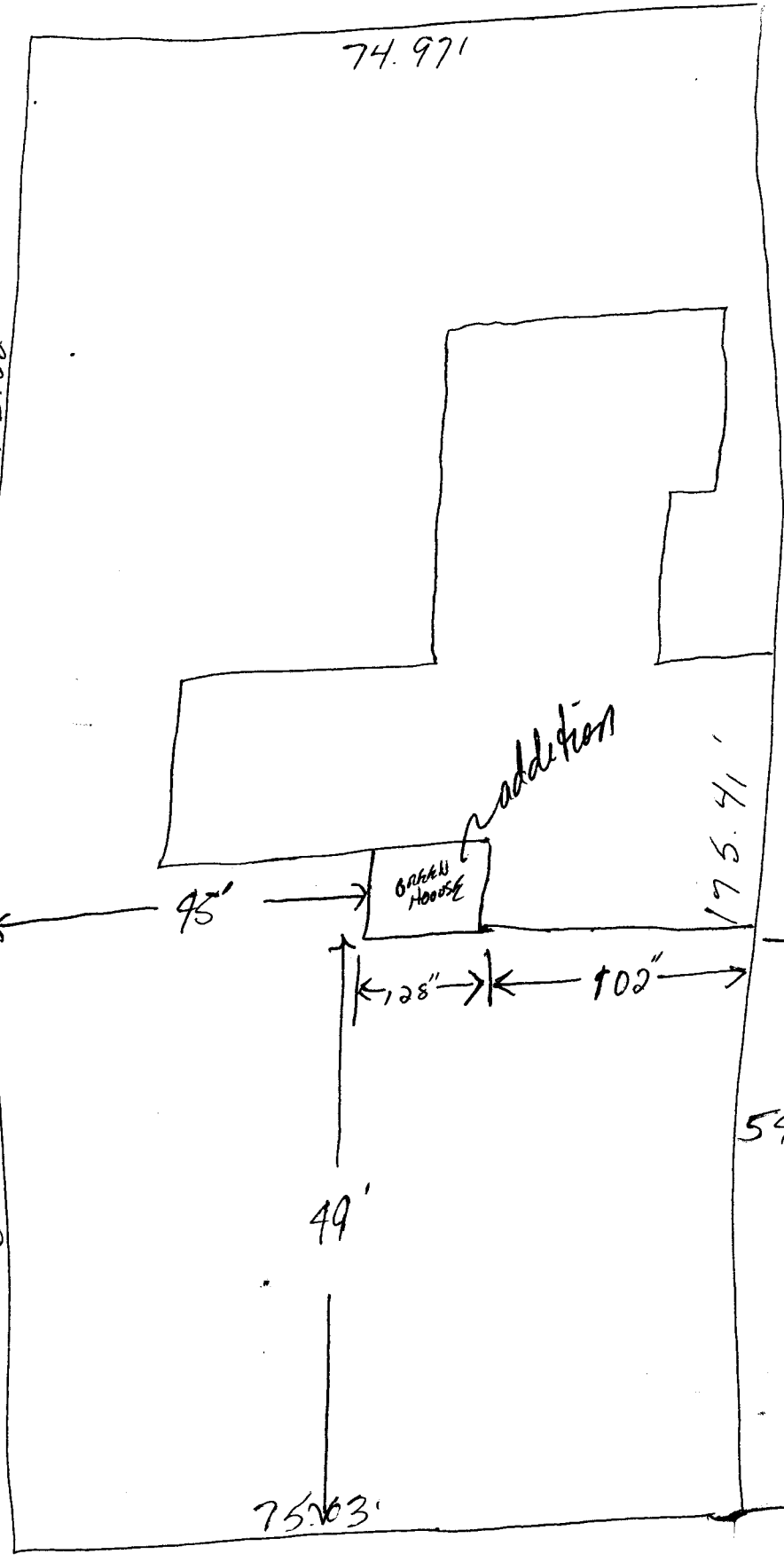
Kathy Porter
Department Approval
9/30/91
Date Approved

T. W. Pottorff
Applicant Signature
9/30/91
Date



ACCEPTED RP 9/30/91
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE ZONING PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2 3/4 Rd



74.97'

75.62'

97.5'

85.00'

Common easement

97.5'

95'

Garage House

addition

128"

102"

175.41'

75.00'

49'

54'

75.03'