

DATE SUBMITTED: 5/28/91

PERMIT # 38810

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1805 ASPEN

SQ. FT. OF BLDG: 484

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945 261 23011

1 DUPLEX

PROPERTY OWNER: VINCE NAVARRETT

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1805 ASPEN - G5, CO

RESIDENCE

PHONE: 242-1897

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.

FREESTANDING CARPORT

See Back

FOR OFFICE USE ONLY

ZONE: RMF-16

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50' S 3' R 10'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

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 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: 5/28/91

APPROVED BY: Lester L. Arndt

William Trefelbeck
SIGNATURE