

DATE SUBMITTED: 6/12/91

PERMIT # 38975

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2110 Barberny Ave

SQ. FT. OF BLDG: 1400

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 8500 ±

FILING # 2 BLK # 4 LOT # 10

NUMBER OF FAMILY UNITS: One

TAX SCHEDULE NUMBER:
2945 01 11 010

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
One

PROPERTY OWNER: W. H. Grant

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2110 Barberny Ave

Residence

PHONE: 242-2434

DESCRIPTION OF WORK AND INTENDED USE:
Roof over patio

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

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.

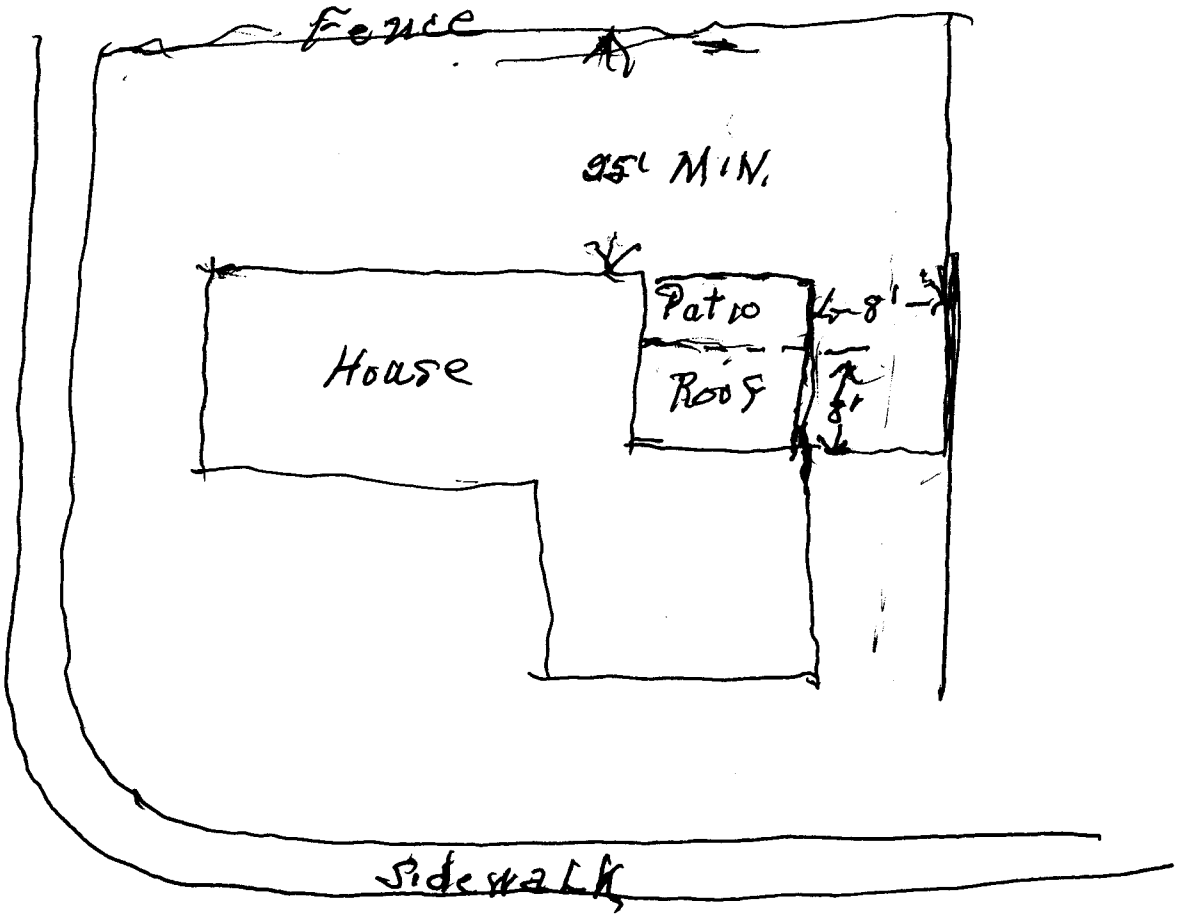
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/12/91

APPROVED BY: Justin J. Orwick

W. H. Grant
SIGNATURE

Caper Court



Barbery Ave

ACCEPTED KKA 6/12/91
ALL DIMENSIONS MUST BE
VERIFIED BY THE ARCHITECT
LOCAL REGULATIONS
AND PROPERTY LINES.