

DATE SUBMITTED: 8/6/91

PERMIT NO. 39429

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 517 Chukwota Ave SQ. FT. OF BLDG: 18' x 24'  
 SUBDIVISION: Crawford's Subdivision SQ. FT. OF LOT: \_\_\_\_\_  
 FILING NO. \_\_\_\_\_ BLK NO. 4 LOT NO. 13, 14, 15 NO. OF FAMILY UNITS: \_\_\_\_\_  
 TAX SCHEDULE NO: 2945 154 26 005 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1  
 OWNER: Rosa Santistevan USE OF EXISTING BUILDINGS: Residential  
 ADDRESS: 517 Chukwota Ave DESCRIPTION OF WORK AND INTENDED USE: Garport  
 TELEPHONE: 298-6102

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 X  
 SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES \_\_\_ NO X  
 SIDE 3' REAR 25' CENSUS TRACT: 9  
 MAXIMUM HEIGHT 32' TRAFFIC ZONE: 43  
 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).

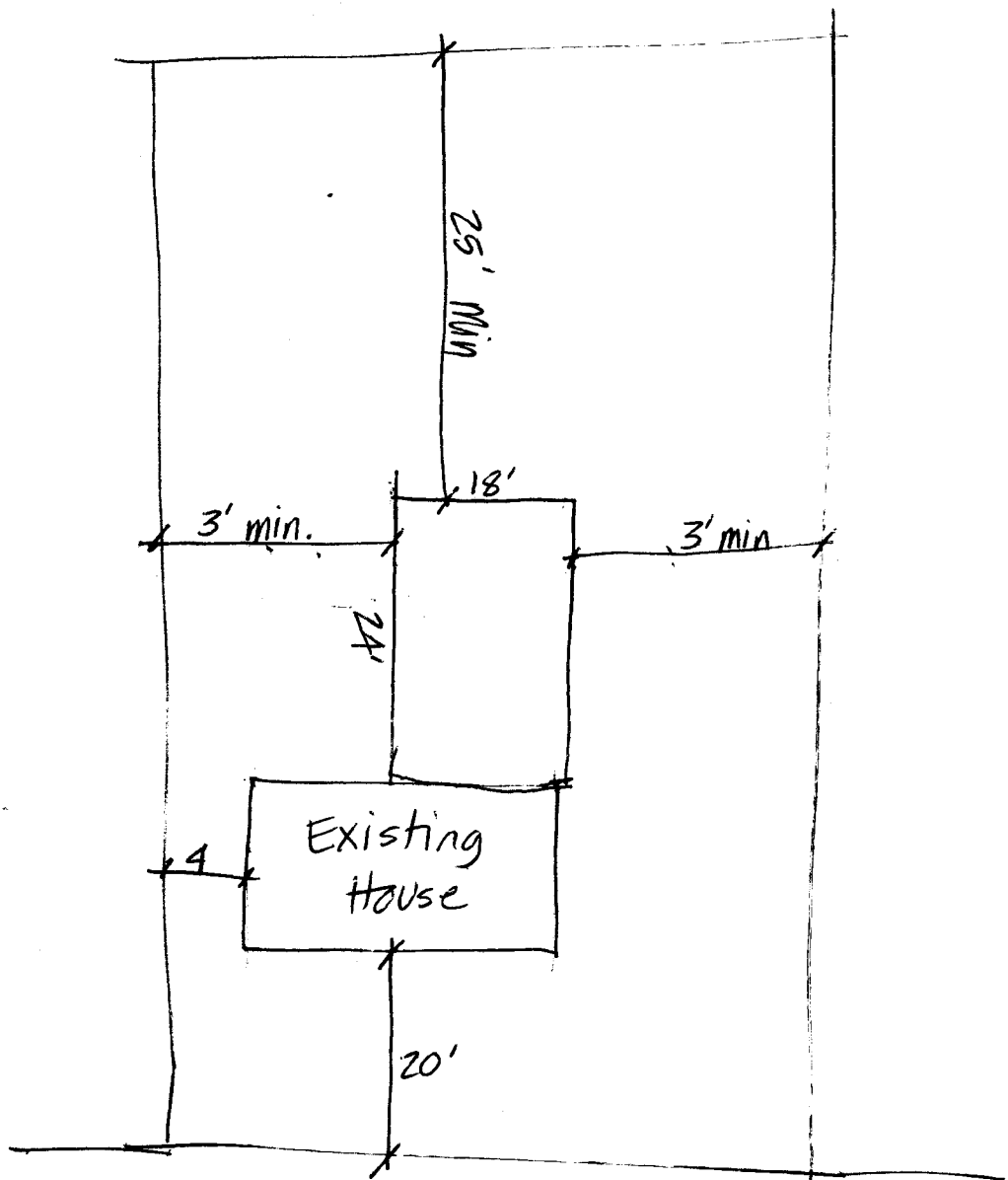
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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  
8/6/91  
 Date Approved

[Signature]  
 Applicant Signature  
8-6-91  
 Date

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



Chuluota Ave

ACCEPTED KKA 8/6/91  
 ANY CHANGES TO THIS PLAN MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.