

DATE SUBMITTED: April 2, 91

PERMIT # 38 335

FEE 5,00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 654 E. Cliff Dr

SQ. FT. OF BLDG: 1200

SUBDIVISION: Oran

SQ. FT. OF LOT: 150x117

FILING # _____ BLK # 6 LOT # 2

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-012-06-002

one

PROPERTY OWNER: Rex + Vicky Barboe

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 654 E. Cliff Dr.

resid.

PHONE: 241-5622

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.

Garage

FOR OFFICE USE ONLY

ZONE: RSE-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 45 ft S 3 ft R 10 ft

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32 ft.

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: April 2, 91

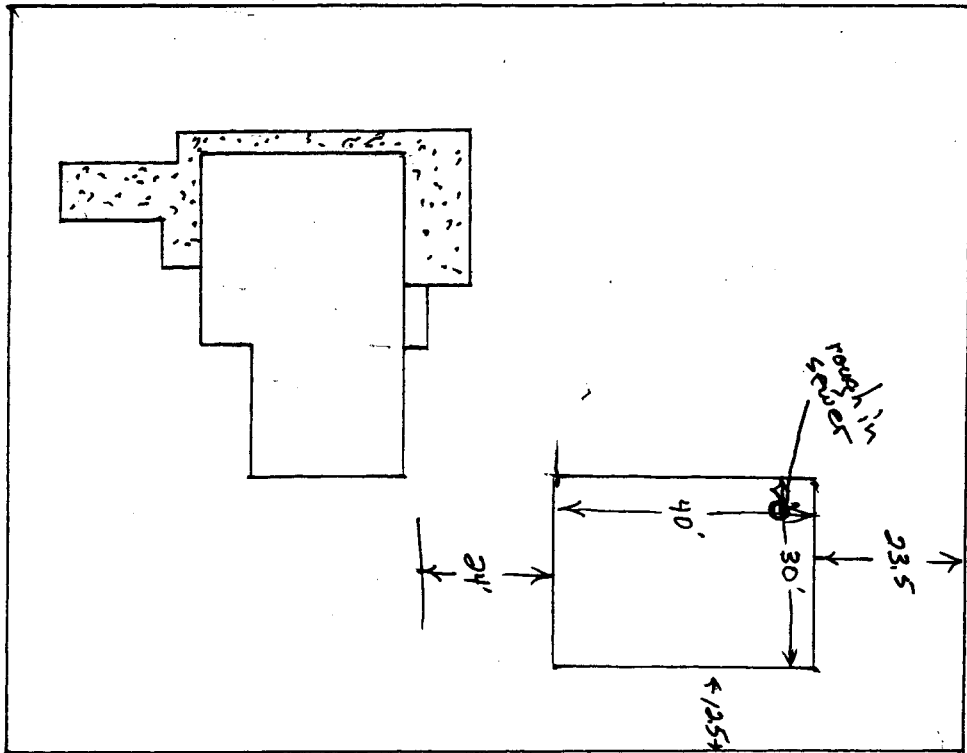
Rex Barboe
SIGNATURE

APPROVED BY: [Signature]

654 East Cliff Drive

North ↑

East Cliff Drive



ACCEPTED K.W. April 2, 92
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.