

DATE SUBMITTED: March 5, 91

PERMIT # 38090

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 124 EL CORONA DR.

SQ. FT. OF BLDG: 2072 MAINLEVEL  
672 UNFINISHED BASEMENT

SUBDIVISION: EL CORONA

SQ. FT. OF LOT: 1 ACRE +/-

FILING # N/A BLK # N/A LOT # 11

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-121-01-009

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: ELLIOTT, Richard W. &  
Lorraine M.

USE OF ALL EXISTING BUILDINGS:  
N/A

ADDRESS: 3336 Northridge

PHONE: (303) 241-3352

DESCRIPTION OF WORK AND INTENDED USE:

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

CONSTRUCT SINGLE FAMILY RESIDENCE

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**FOR OFFICE USE ONLY**

ZONE: RSE-5

FLOODPLAIN: YES  NO

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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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.)

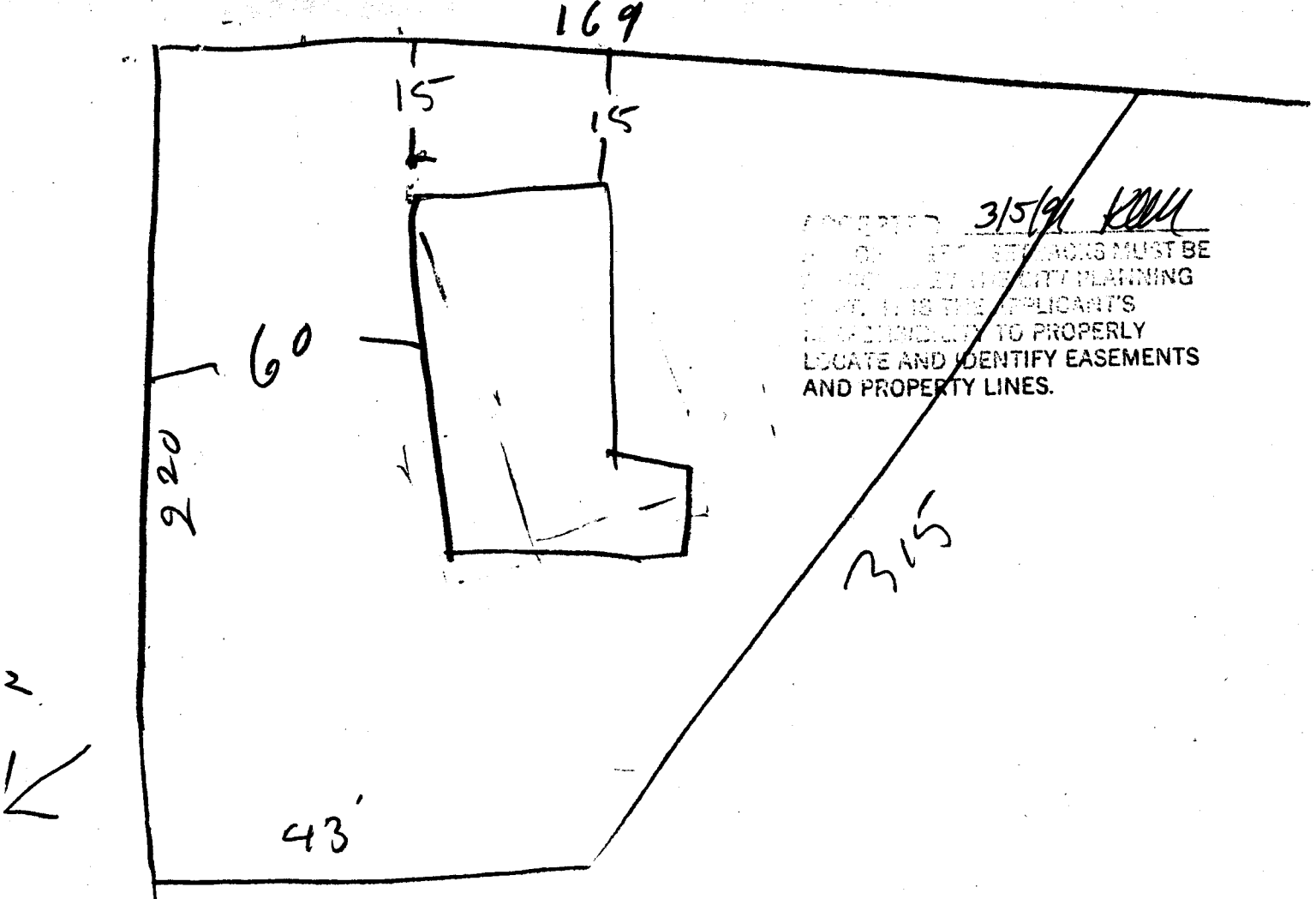
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3/5/91

APPROVED BY: Karl M. Meyer

[Signature]  
SIGNATURE



APPROVED 3/5/91 *KMM*  
ALL OF THE ABOVE SECTIONS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

