

DATE SUBMITTED: 4-30-91

PERMIT # 38552

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 2835 Elm Ave

SQ. FT. OF BLDG: _____

SUBDIVISION: COMPTON

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-07304 001

2

PROPERTY OWNER: ROBERT L. GASS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2835-ELMA AVE

RESIDENCE & GARAGE

PHONE: 245-4749

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.

CARPORT

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: ^{ASSUM} F _____ S 3' R 3'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

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: 4/30/91

Robert L. Gass
SIGNATURE

APPROVED BY: Kristen K. Ambeck

PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.
Palisade, Colorado 81526
434-6637

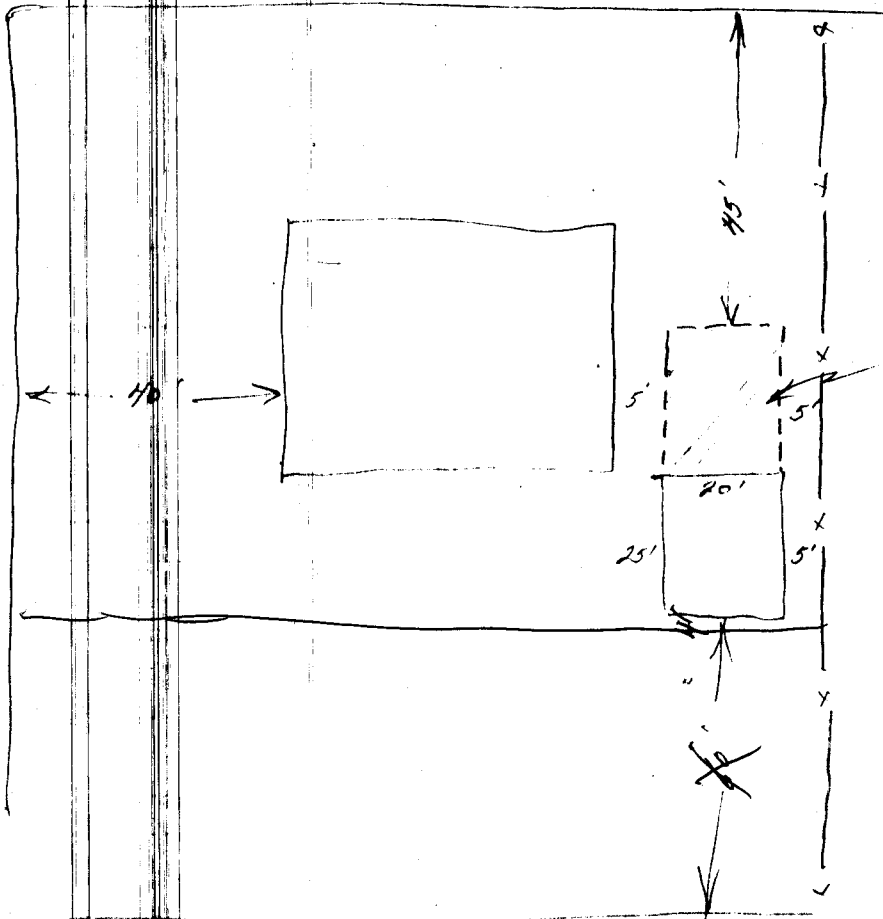
Client KDA GASS
Project 2835 ELM ST
Subject PLOT PLAN

Sht 2 of 2
Job _____
Date _____
by PPP

ELM



COMPTON
2835



PROPOSED
CAR PORT

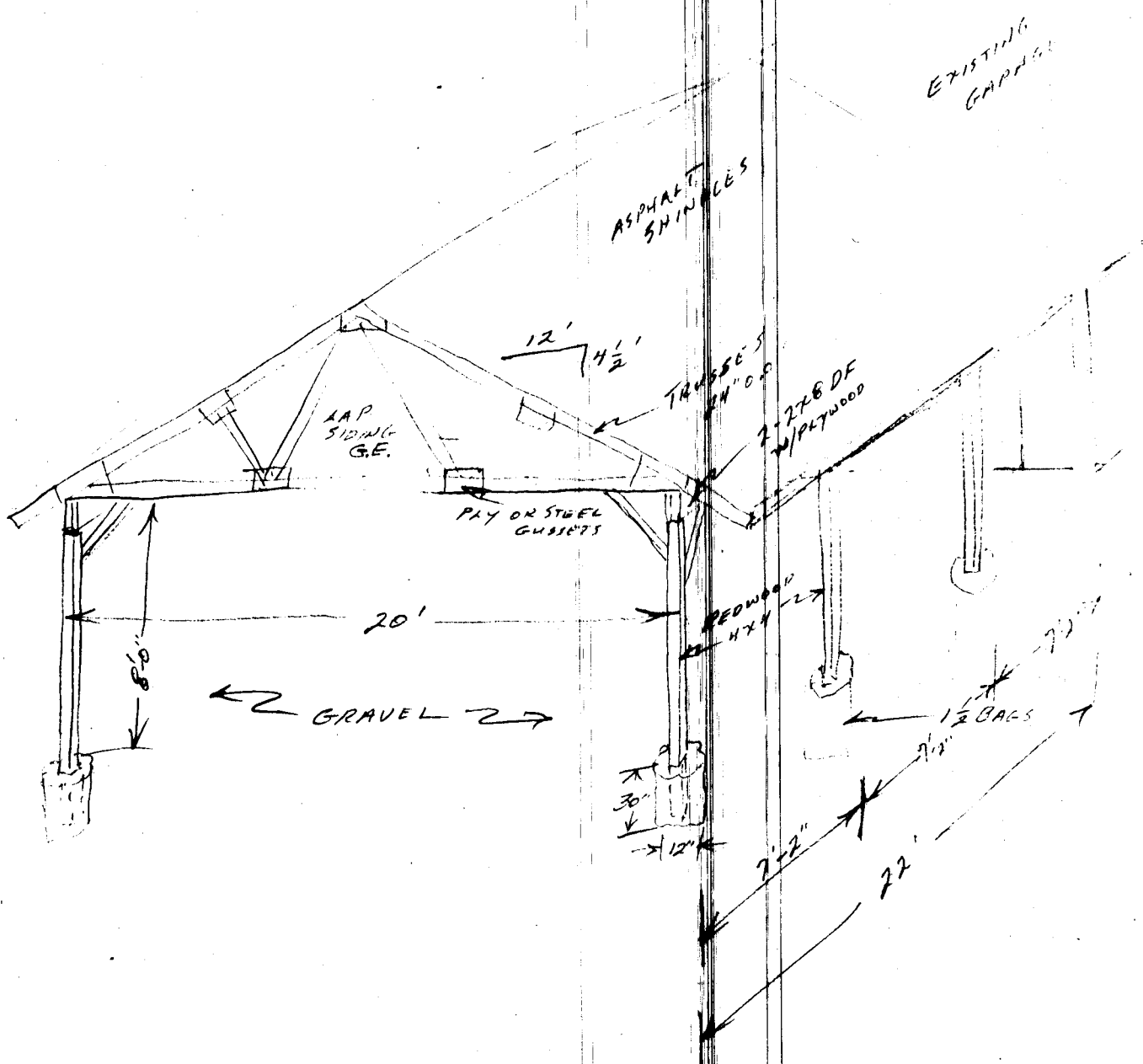
ACCEPTED 4/30/91 KKA
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. BEFORE ANY CONSTRUCTION
RESPONSE TO THIS PLAN SHALL BE
LOCATED AND SETBACKS
AND PROPERTY LINES.

PHILLIPS CONSTRUCTION COMPANY

315 33 Rd.
Palisade, Colorado 81526
434-8837

Client BORG GARD
Project 2835 ERM
Subject CARPORT

Sht 1 of 2
Job _____
Date 4/30
by KKA



ACCEPTED 4/30/11 KKA
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE THE STRUCTURE WITHIN EASEMENTS
AND PROPERTY LINES.