

DATE SUBMITTED: 6/13/91

PERMIT # 38943

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 320 W Grand Ave SQ. FT. OF BLDG: 536

SUBDIVISION: El Paso SQ. FT. OF LOT: 9375

FILING # 9 BLK # \_\_\_\_\_ LOT # 1920-21-22 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-151-04-001+008  
PROPERTY OWNER: Frank Jimenez, Jr.

ADDRESS: 320 West Grand USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

PHONE: 241 1546 House + tool shed

DESCRIPTION OF WORK AND INTENDED USE: Garage (Detached)  
SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: RMF-64 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 3' R 3' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
or 45' Center of ROW

MAXIMUM HEIGHT: 36' CENSUS TRACT #: 9

PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: 15% of gross land area - existing house  
SPECIAL CONDITIONS: Garage must be 3' from side property line on parcel - 008.

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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.)

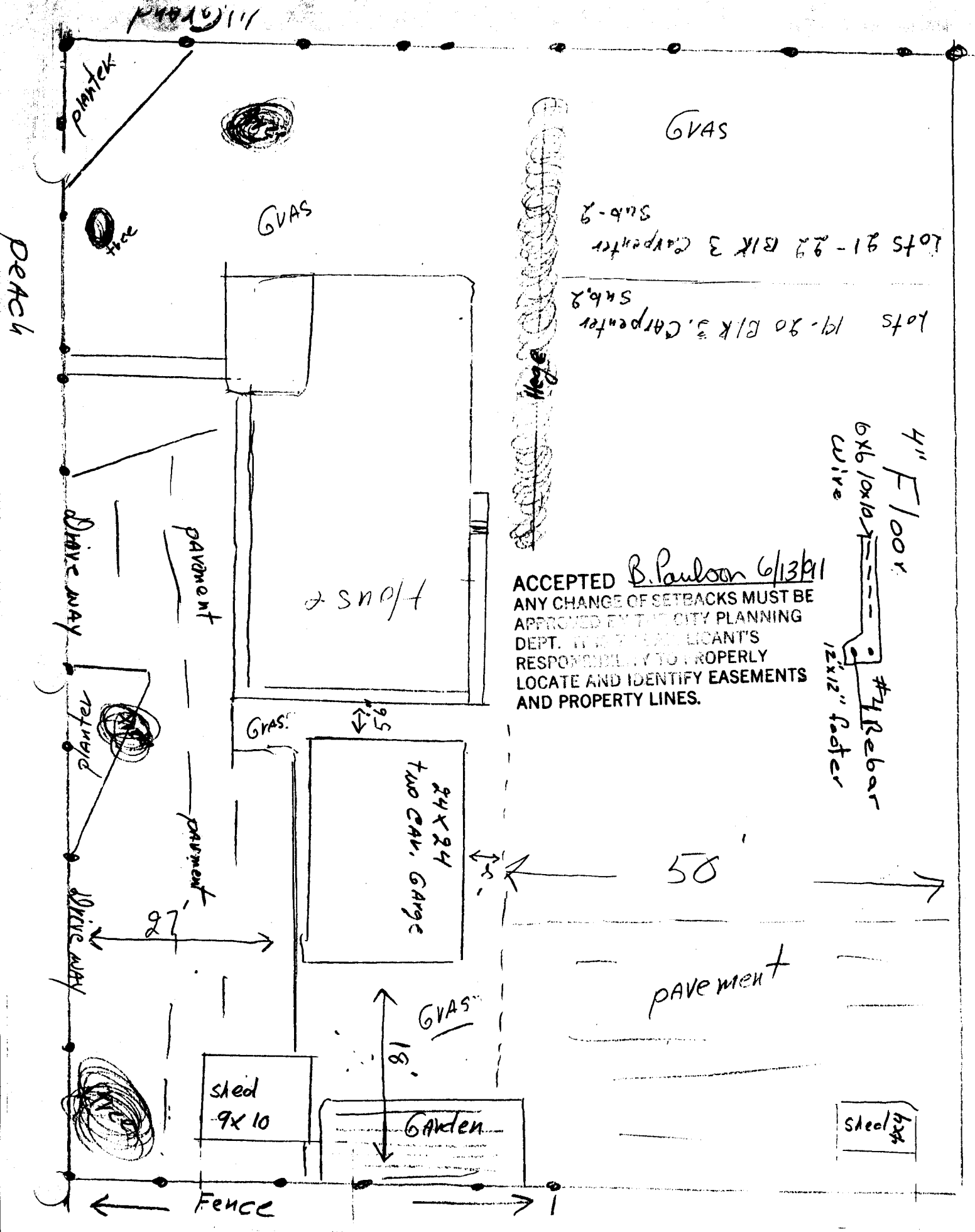
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DRAWN APPROVED: 6/13/91

APPROVED BY: B. Paulson

[Signature]  
SIGNATURE



lots 91-99 Blk 3 Carpenter Sub-2  
 lots 19-30 Blk 3, Carpenter Sub-2

ACCEPTED B. Paulson 6/13/11  
 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.

4" Floor  
 6x6 10x10 2x4  
 wire  
 12x12" footer  
 #4 Rebar

pavement

shed 6x4

Fence

pavement

pavement

27

Grass

24x24  
 TWO CAR. GARAGE

Grass

18

Garden

shed  
 9x10

House

Grass

Grass

Wedge

DRIVE WAY

tree

DRIVE WAY

tree

plantek

porch

1110111