

DATE SUBMITTED: March 26, 91

PERMIT # 38308

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1260 GRAND

SQ. FT. OF BLDG: 600 Sq FT

SUBDIVISION: DUNDEE PLACE

SQ. FT. OF LOT: 100' x 50' Ext.

FILING # _____ BLK # 6 LOT # 1817

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-132-22-016

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Earlene Hickman

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1260 GRAND

home + Garage

PHONE: 242 1950

DESCRIPTION OF WORK AND INTENDED USE:
GARAGE

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

FOR OFFICE USE ONLY

ZONE: R8F-5

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 50 ft S 3 ft R 3 ft

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32 ft

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 38

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: March 26, 91 (km)

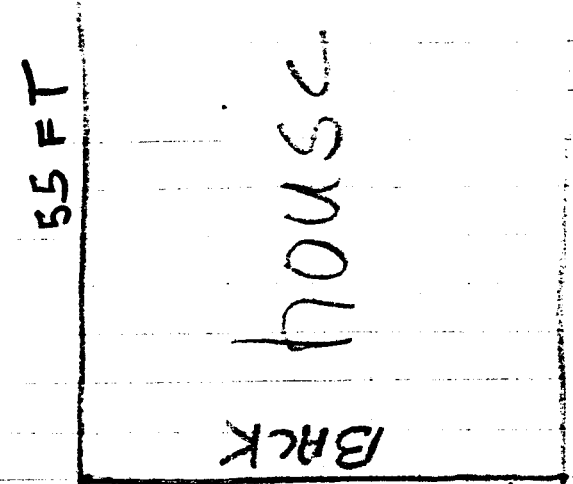
APPROVED BY: [Signature]

[Signature]
SIGNATURE

Don
Hickman
1260
Grand

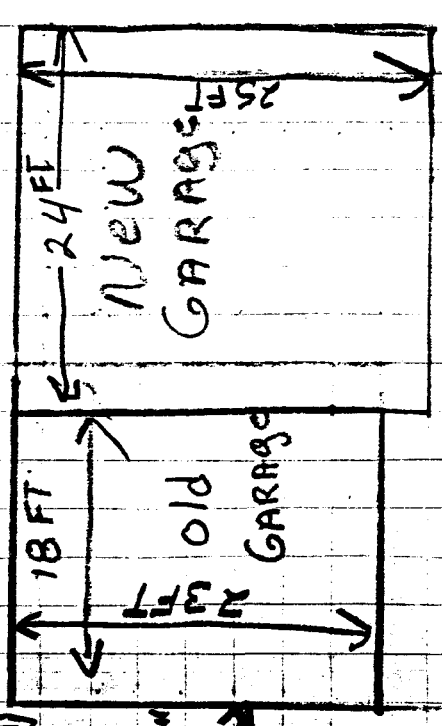
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FRONT



50 FT

47 FT



Side walk

Parkway

15 FT

Alley

17 FT

ACCEPTED FOR RECORD
 ANY CLAIMS OR INTERESTS
 HEREIN SHALL BE DEEMED
 LOCATED AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

16/10/2011

Don Hickman