

DATE SUBMITTED: 7/12/91

PERMIT # _____

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1641 GRAND AVE.

SQ. FT. OF BLDG: 10 1/2' x 20'

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945133 02 014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2. COLD GARAGE STORAGE

PROPERTY OWNER: JUNE E. TURETEKY

USE OF ALL EXISTING BUILDINGS:
RESIDENTIAL

ADDRESS: 1641 GRAND AVE.

PHONE: 242-1239

DESCRIPTION OF WORK AND INTENDED USE:
CAR PORT

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

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 3'^{Carport} R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

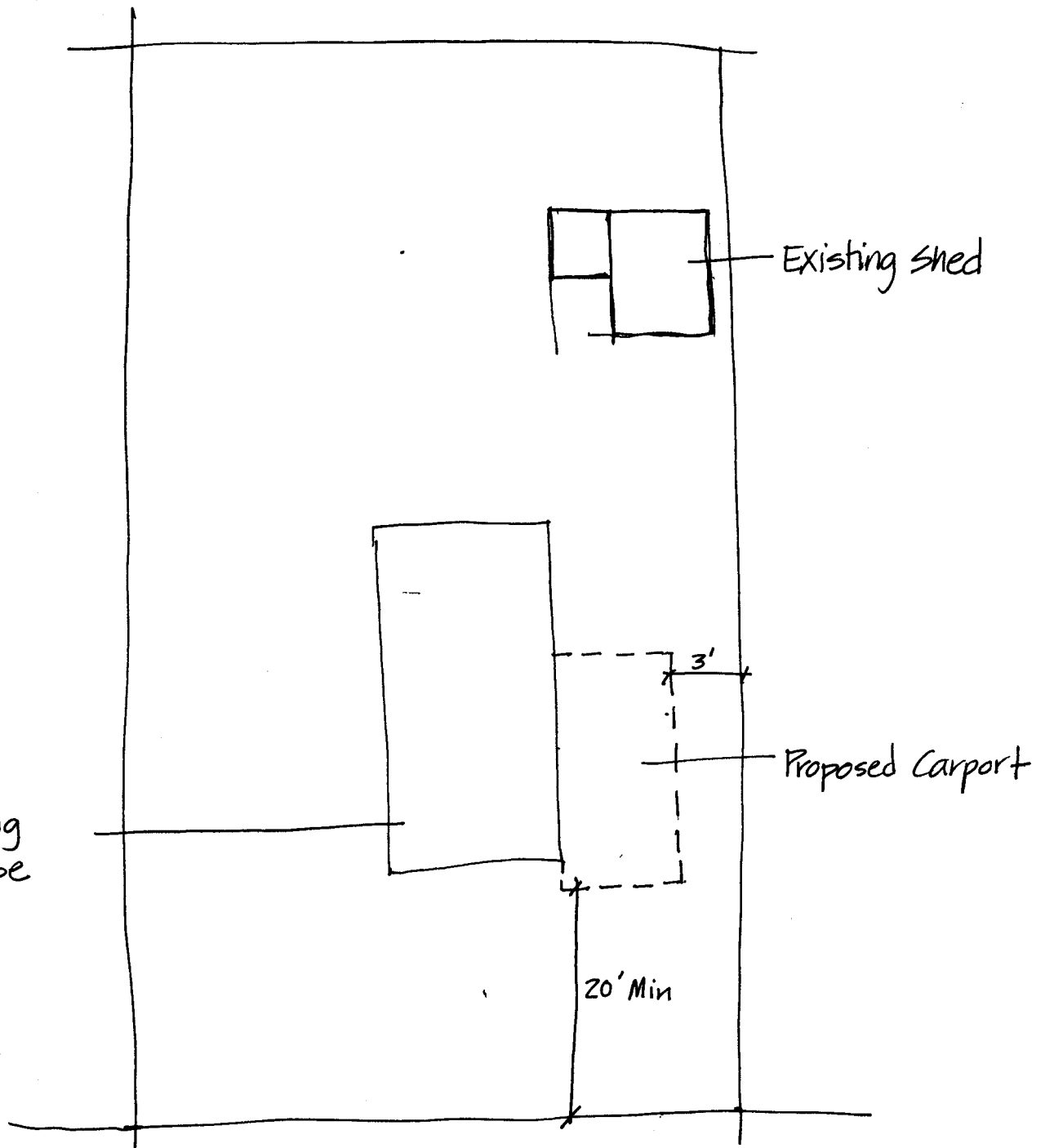
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE 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.

DATE APPROVED: 7/12/91 Kristen K. Ashbeck

June E. Tureteky



1641
GRAND

ACCEPTED KKA 7/12/91
 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.

