

DATE SUBMITTED: July 16, 1991

F 70 Dept 120 RS-4
R-90 PERMIT # 39344
FEE \$ 500

F-20
S-7
R-30

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 708 Ivanhoe

SQ. FT. OF BLDG: 1350

SUBDIVISION: Sunset Terrace

SQ. FT. OF LOT: 8500^{sq}

FILING # 1 BLK # 2 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2701-353-18-002

NUMBER OF BUILDING ON PARCEL BEFORE THIS PLANNED PROPERTY CONSTRUCTION: 0

OWNER: Davis

USE OF EXISTING BUILDINGS:

ADDRESS: 706 Ivanhoe

new Res

TELEPHONE: 243-2308

DESCRIPTION OF WORK AND INTENDED USE:

new const.

SUBMITTALS REQUIRED: TWO PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE RSF-4

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO

SIDE 2' REAR 30'

CENSUS TRACT # 10

MAXIMUM HEIGHT 32'

TRAFFIC ZONE 17

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

ANY MODIFICATIONS TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY 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.

Kurt M. Miller
DEPT. APPROVAL

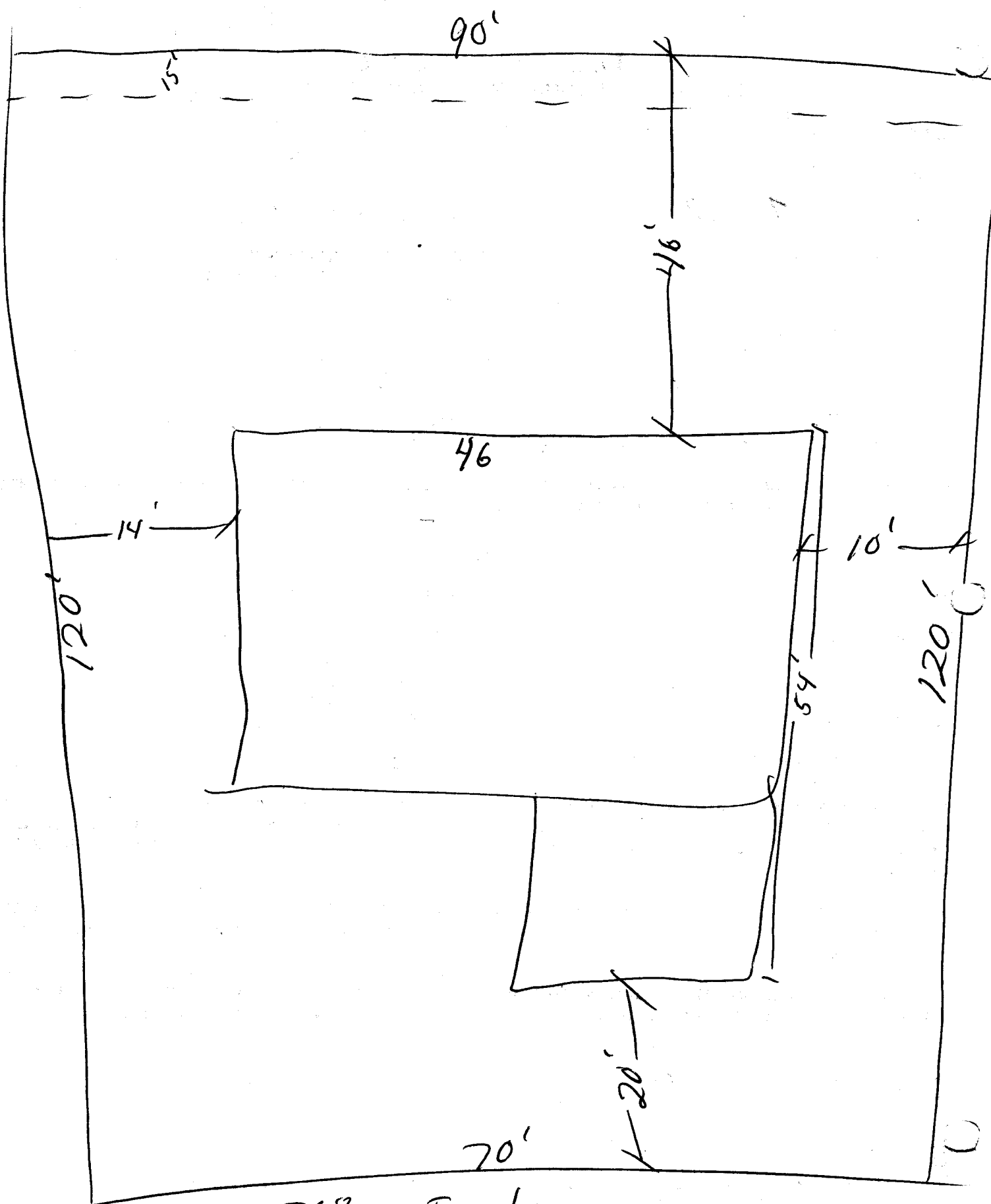
[Signature]
APPLICANT SIGNATURE

July 16, 1991
DATE APPROVED

July 16, 1991
DATE

*** VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (SECTION 9-3-2.D OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE).

SITE PLAN ON REAR



708 Irantoe