

DATE SUBMITTED: 11-5-91

PERMIT NO. 40382

FEE \$ 1500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 890 KENNEDY AVENUE

SQ. FT. OF BLDG: 640

SUBDIVISION: AMENDED KENNEDY

SQ. FT. OF LOT: 8190

FILING NO. ___ BLK NO. ___ LOT NO. 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-114-14-030

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: JOHN P. & HAZEL L. MORGAN

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS: 890 KENNEDY AVENUE

DESCRIPTION OF WORK AND INTENDED USE: GARAGE FOR RY STORAGE

TELEPHONE: 245-8627

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-8

FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 45'

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 3' REAR 3'

CENSUS TRACT: 5 TRAFFIC ZONE: 33

MAXIMUM HEIGHT 32'

PARKING REQ'MT ~~3~~

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this 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.

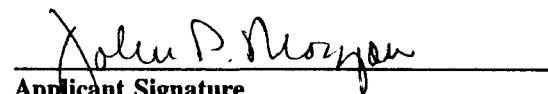
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.



Department Approval

11-5-91

Date Approved

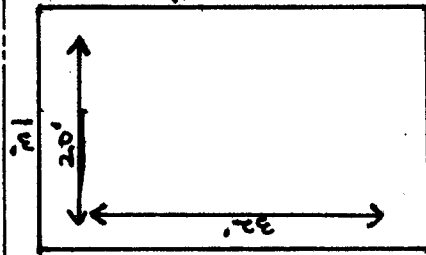


Applicant Signature

Date

ALLEY

12



WALK

35'

HEDGE

LAWN

CITY SIDEWALK
CURB & GUTTER

PLANTING
BED

CARPORT

DRIVEWAY

WINDOW
WELL

HOUSE

WINDOW
WELL

UP

LAWN

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY BASEMENTS
AND PROPERTY LINES.

CANNELL AVE.

HEDGE

LAWN

HEDGE

WALK

S

S

CURB & GUTTER

KENNEDY AVE.



PLOT PLAN

