

DATE SUBMITTED: 3/4/91

PERMIT # 38055

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 822 Lanai

SQ. FT. OF BLDG: 2236

SUBDIVISION: Paradise Hills

SQ. FT. OF LOT: _____

FILING # 6 BLK # 2 LOT # 16

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:
2701-264-23-016

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Donald Bergman

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3205 D³/₄ Rd Clifton

PHONE: 474-5842

DESCRIPTION OF WORK AND INTENDED USE:
New Home

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-4

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 S 7 R 30

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 13

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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.

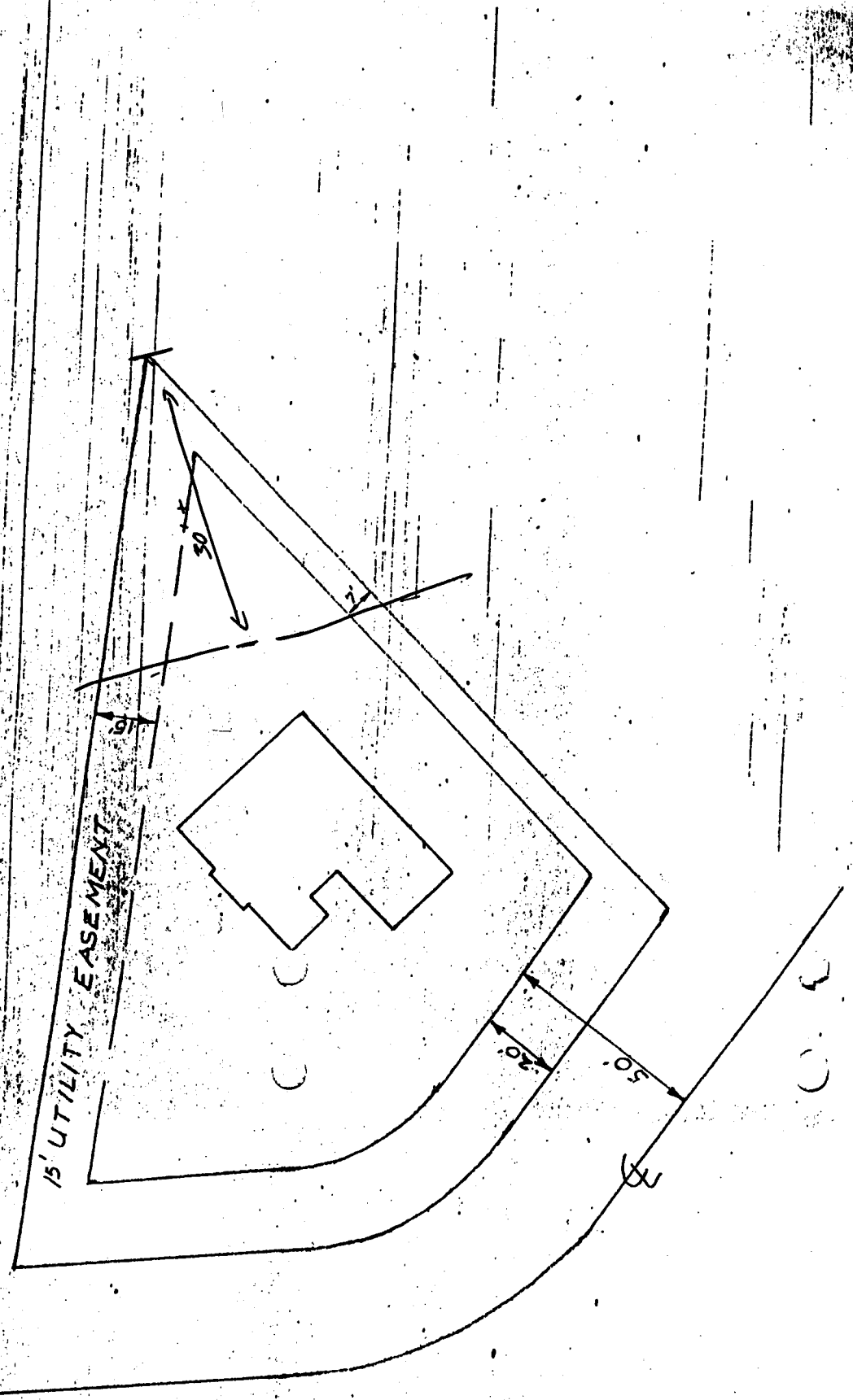
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/4/91

APPROVED BY: Kate M. [Signature]

[Signature]
SIGNATURE

ACCEPTED 3/4/19 KALL
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.



SCALE 1" = 30'