

DATE SUBMITTED: 4/17/91

PERMIT # 38443
FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 812 Mazatlan

SQ. FT. OF ^{porch} BLDG: 20' x 18'

SUBDIVISION: Paradise Hills

SQ. FT. OF LOT: 26,000

FILING # 6 BLK # 2 LOT # 11

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2701-264-23-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Douglas & George Platt

USE OF ALL EXISTING BUILDINGS:
house

ADDRESS: 812 Mazatlan

PHONE: _____

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

DESCRIPTION OF WORK AND INTENDED USE:

back porch

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: _____

TRAFFIC ZONE: 13

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION 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 (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

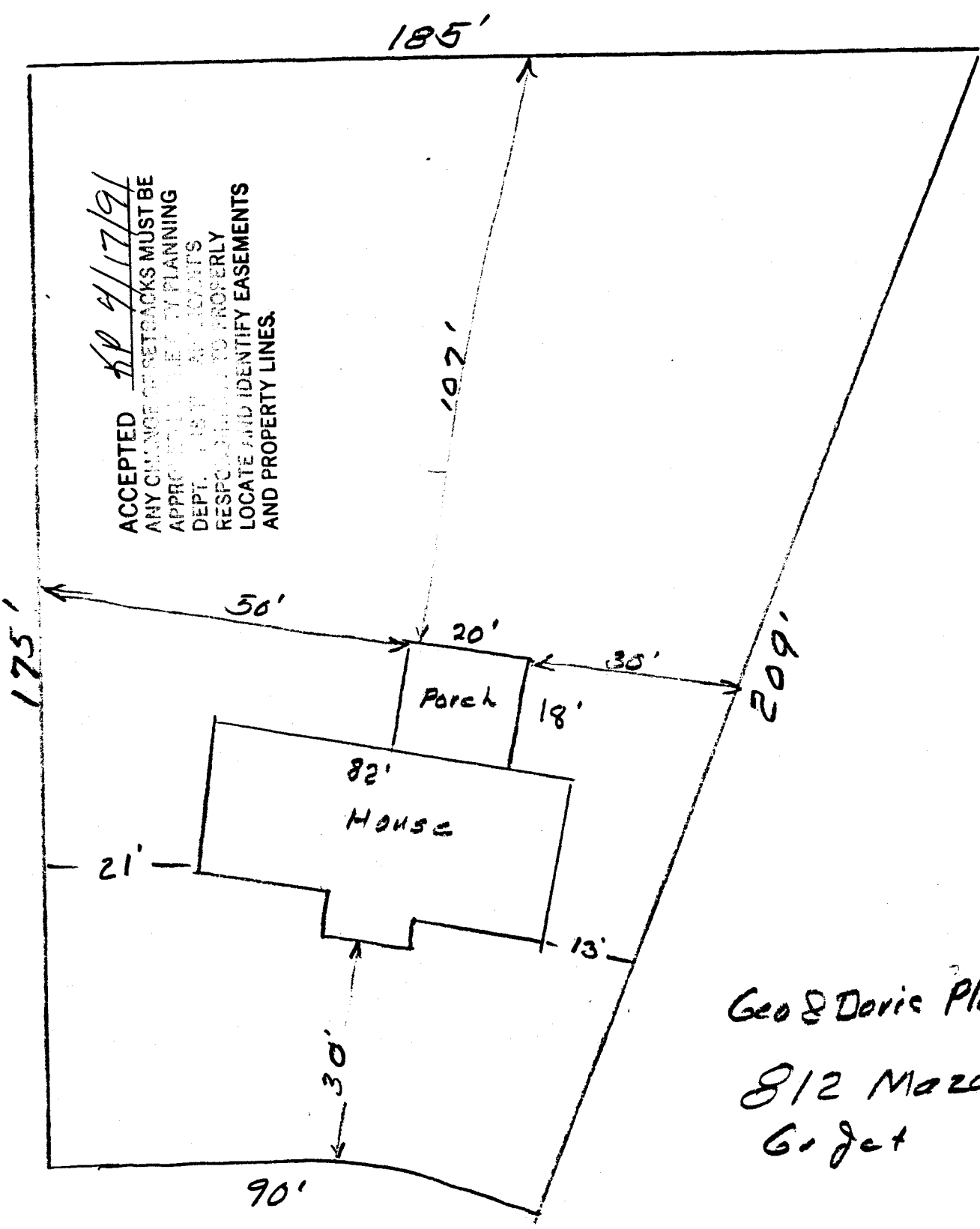
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4/17/91

L. George Platt
SIGNATURE

APPROVED BY: Kathy [Signature]



ACCEPTED SP 9/17/91
 ANY CHANGE OR RETRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. FIRST. ALL ADJACENTS
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Geo & Doris Platt
 812 Mazatlan
 G. Jet

Mazatlan