

DATE SUBMITTED: 9-9-91

PERMIT NO. 39773

FEE \$ 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 282 PINE

SQ. FT. OF BLDG: 25 x 11

SUBDIVISION: Schmidt

SQ. FT. OF LOT: 70 x 140 (APPROX.)

FILING NO. ___ BLK NO. ___ LOT NO. 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-252-03-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER: James Vigosa

USE OF EXISTING BUILDINGS: Residential - S.F.

ADDRESS: 282 PINE

TELEPHONE: H 241-1373 / W 243-5043

DESCRIPTION OF WORK AND INTENDED USE: ENCLOSE EXISTING CARPORT ATTACHED TO HOUSE

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 20' from property line

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 5 REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

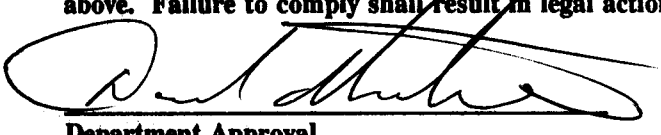
LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

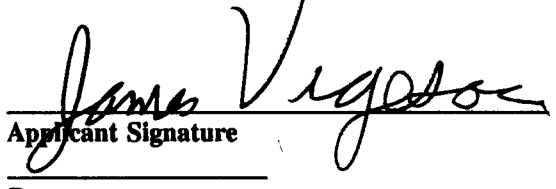
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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
9-9-91
Date Approved



Applicant Signature

Date

ACCEPTED *DA 9-99*
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.

PINE ST

