

SUBMITTED:

4/29/91

PERMIT # 38539

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

LOG ADDRESS: 2757 Sunshine Ln.

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Coy Sub

SQ. FT. OF LOT: 43560

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 5 Replat of Lots 10-11 +12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-251-06-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Dennis Smith

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2757 Sunshine Ln.

residence

PHONE: 242-4924

DESCRIPTION OF WORK AND INTENDED USE: room addition with bath

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

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### FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 45 S 5 R 15

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 80

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

6'x16' addition to bedroom

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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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

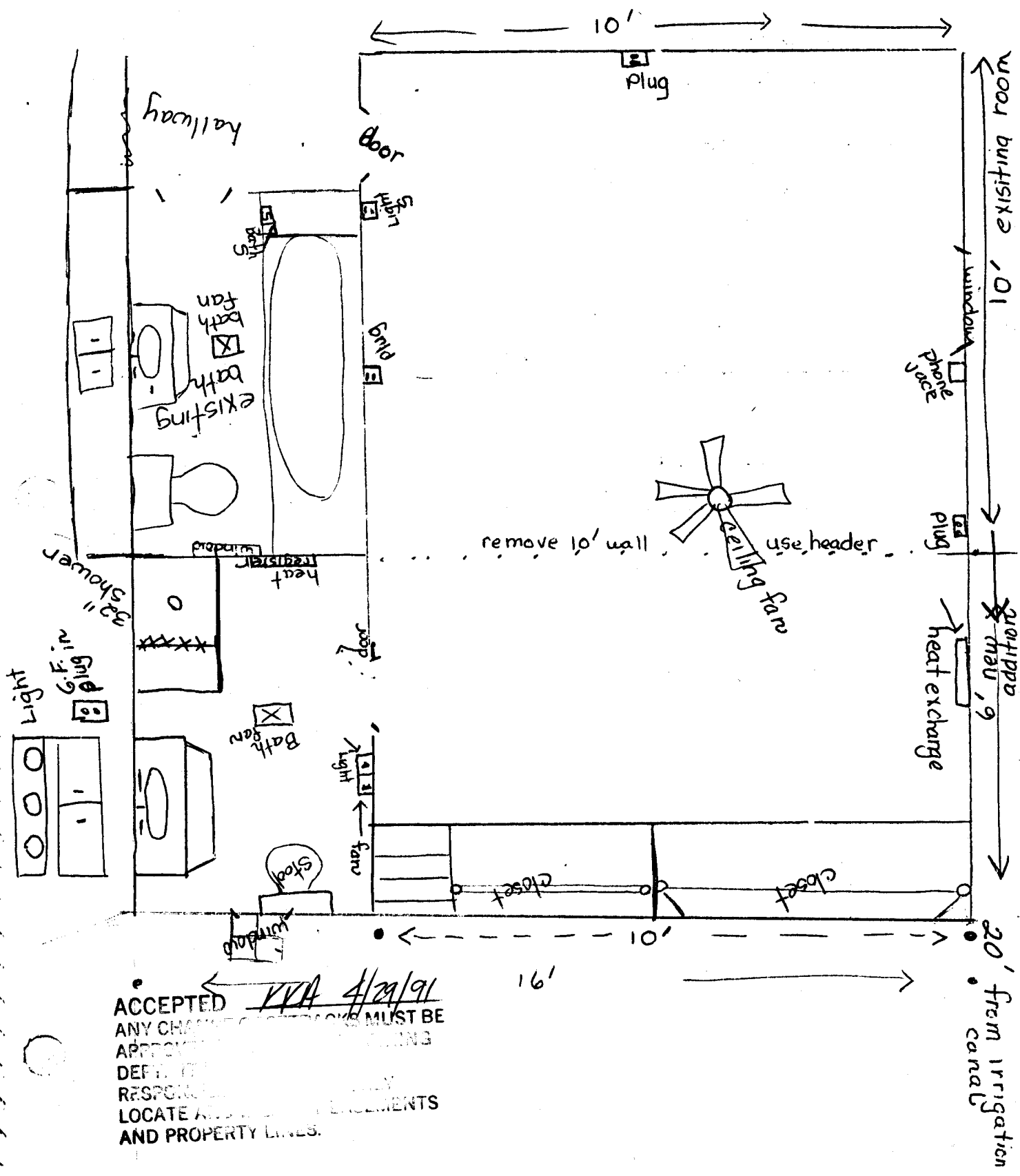
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/29/91

APPROVED BY: Kristen K. Ashbeck

Carmen Smith  
SIGNATURE

A 6' x 16' addition onto an existing bedroom  
 Approximately 10 x 16 room when complete



ACCEPTED KVA 4/29/91  
 ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT.  
 DEF. OF THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES AND PROPERTY LINES.