

DATE SUBMITTED: 10/7/91

PERMIT NO. 40063

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1000 TEXAS

SQ. FT. OF BLDG: _____

SUBDIVISION: Garfield Park Sub.

SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. 6 LOT NO. 15

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-114-05-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: William H. Nelson

USE OF EXISTING BUILDINGS: Residence

ADDRESS: 1000 TEXAS

DESCRIPTION OF WORK AND INTENDED USE: Carport

TELEPHONE: 242-1912

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 X

SETBACKS: FRONT 45' Ch ROW or 20' PL

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 15' Detached 31'

CENSUS TRACT: 5 TRAFFIC ZONE: 33

MAXIMUM HEIGHT 32'

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: Carport must remain open-sided

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.

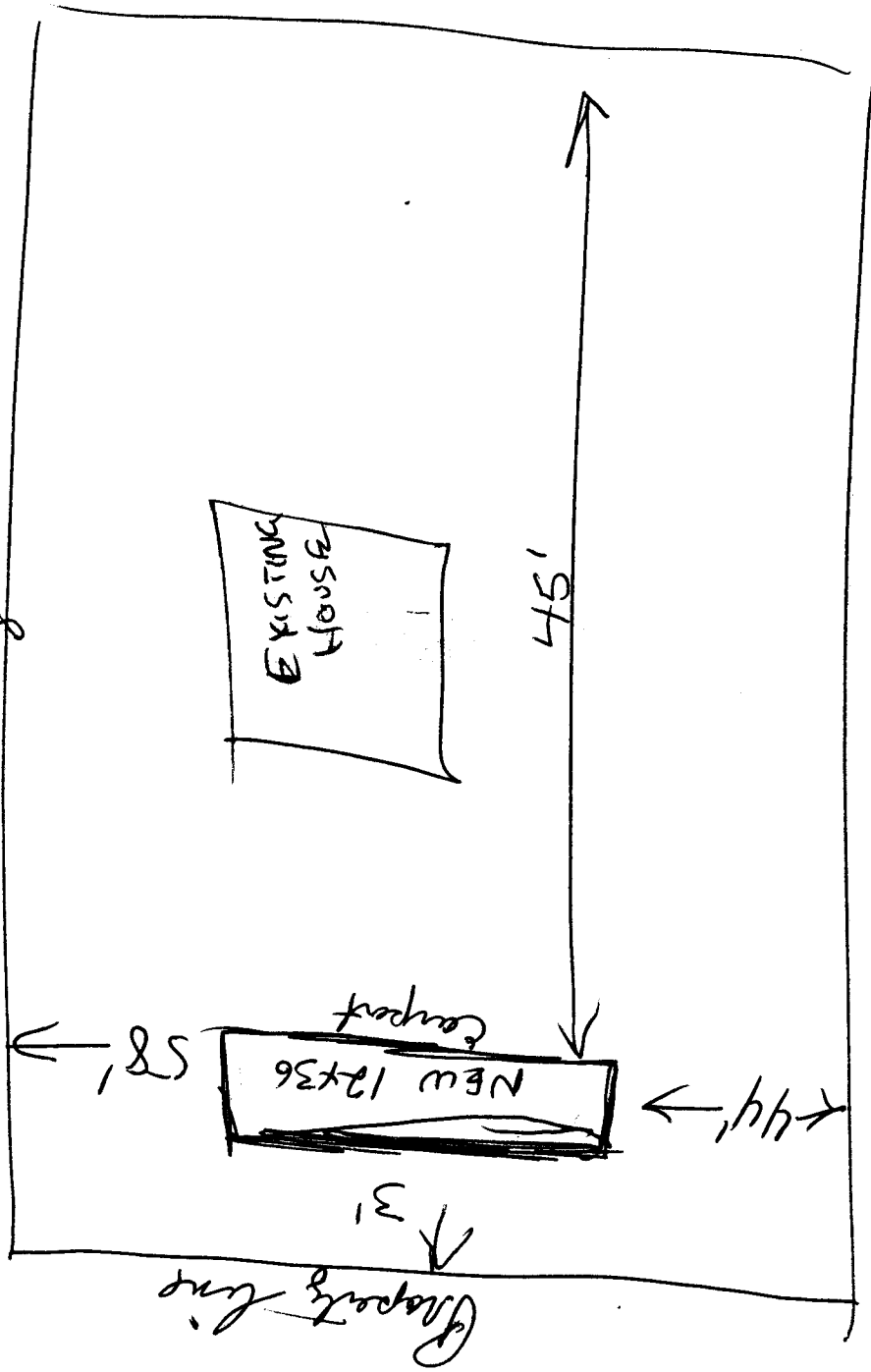
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

B. Paulson
Department Approval
10/7/91
Date Approved

[Signature]
Applicant Signature

Date

Alley



1000 Tefan