

DATE SUBMITTED: 3/24/92

PERMIT NO. 41294

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3954 N. SEVILLE

SQ. FT. OF BLDG: 3000 FT²

SUBDIVISION CROWN HEIGHTS

SQ. FT. OF LOT: _____

FILING # 1 BLK # 1 LOT # 11

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-011-36-011

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER BOB BROCKMAN

USE OF EXISTING BUILDINGS:
RESIDENCE, WATER PUMP AND FILTER

ADDRESS 3954 N. SEVILLE

DESCRIPTION OF WORK AND INTENDED USE:
DECK (NO ROOF)

TELEPHONE: 741-5820

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 15'

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 1' * REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

* min 10' between houses

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.

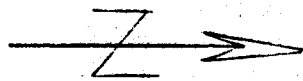
Karla Metzner
Department Approval

Bob Brockman
Applicant Signature

3/24/92
Date Approved

March 24, 1992
Date

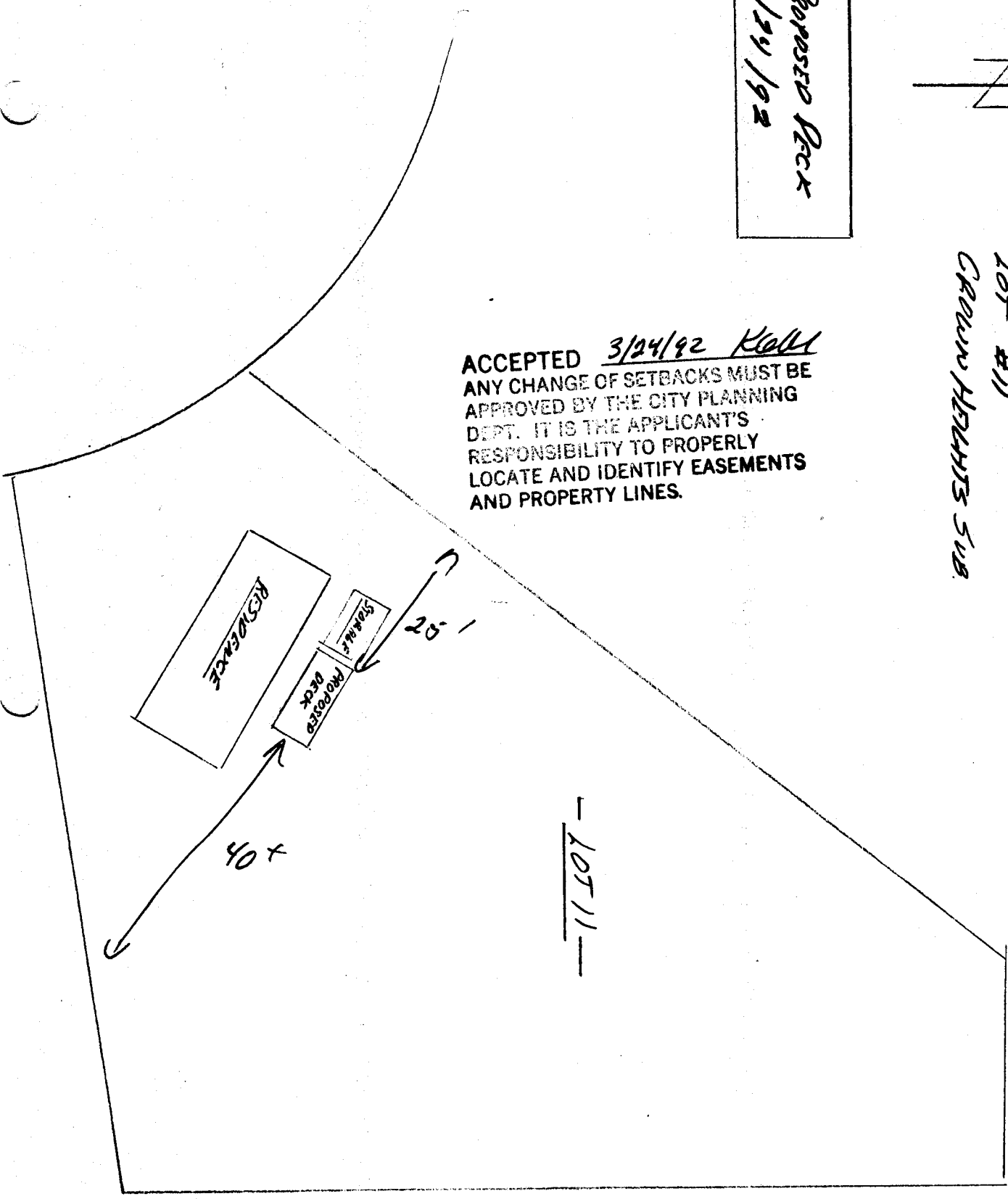
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



Proposed Deck
3/24/92

3954 N. SEVILLE CIR.
FLIND #1
BLOCK #1
LOT #11
CROWN HEIGHTS SUB.

ACCEPTED 3/24/92 Kell
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.



— LOT 11 —