

DATE SUBMITTED: 8-26-93

PERMIT # 46066

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 309 HOPI DRIVE

SQ. FT. OF BLDG: 1527

SUBDIVISION: Oplinger Subdivision

SQ. FT. OF LOT: 8750

FILING # _____ BLK # 2 LOT # 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-244-07-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: MERLIN W. TUCKER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 309 HOPI DRIVE GR. JT 81503

1. LIVING 2. STORAGE 3. STORAGE
Pump &'

PHONE: 242-3868

DESCRIPTION OF WORK AND INTENDED USE:

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

ADD ON TO EXISTING CARPORT & ENTRY WAY

FOR OFFICE USE ONLY

ZONE: RSF-8

DESIGNATED
FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 5' R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

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: 8-26-93

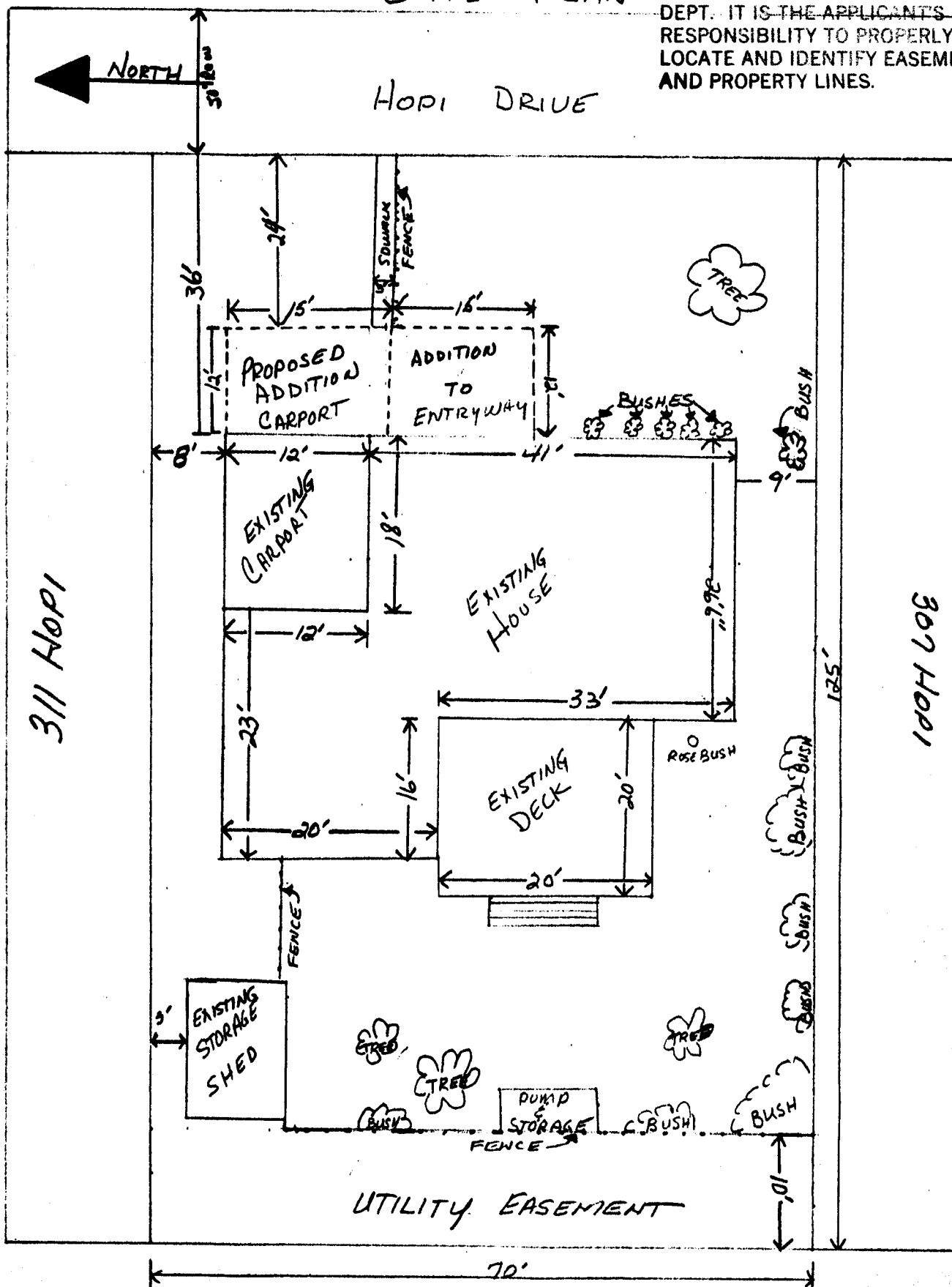
APPROVED BY: [Signature]

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309 HOPI DRIVE

SITE PLAN

ACCEPTED 8/26/93 *ML*
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.



311 HOPI

309 HOPI

NOT TO SCALE

UTILITY EASEMENT

70'

125'

NORTH

HOPI DRIVE

EXISTING STORAGE SHED

PUMP STORAGE

EXISTING DECK

FENCE

FENCE

EXISTING CARPORT

ADDITION TO ENTRYWAY

PROPOSED ADDITION CARPORT

TREE

BUSHES

BUSH

BUSH

BUSH

BUSH

BUSH

BUSH

ROSE BUSH

TREE

TREE

TREE

BUSH

BUSH

BUSH

BUSH

36'

36'

8'

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14'

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