

DATE SUBMITTED: 3-13-85

PERMIT # 22869

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2525 Elm

SQ. FT. OF BLDG: 480

SUBDIVISION: Second Holton resub

SQ. FT. OF LOT: 8,000

FILING # _____ BLK # 1 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-22-006

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Tony R Garcia

USE OF ALL EXISTING BUILDINGS:
residential rental

ADDRESS: 2524 Elm Grand Junction

PHONE: 243-8940

DESCRIPTION OF WORK AND INTENDED USE:
20'x24' Garage

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

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 5' R 15' ★

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: ★ ACCESSORY SETBACKS

3' SIDE 3' REFR

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

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: 3.13.85

APPROVED BY: [Signature]

[Signature]
SIGNATURE

Phillips Construction

P.O. BOX 40525 - GRAND JUNCTION, CO 81504 - (303) 243-1064

