

DATE SUBMITTED: 12-2-97

PERMIT # 29369

FEE 75

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 739 N. 7th

SQ. FT. OF BLDG: 300 sq ft.

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 5062 sq ft.

FILING # \_\_\_\_\_ BLK # 39 LOT # <sup>11 AND</sup> N 1/2 of 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-141-24-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Robert A. Wright

(2) one House one storage shed

ADDRESS: 739 N. 7th

USE OF ALL EXISTING BUILDINGS:  
House (MAIN Residence) SHED (STORAGE)

PHONE: 245-7167

DESCRIPTION OF WORK AND INTENDED USE:  
Remove Existing shed GARAGE MOVE-ON (STORAGE)

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: PH-3

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

SETBACKS: F 10' S 10' R 5'

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

MAXIMUM HEIGHT: 12

CENSUS TRACT #: 3

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

TRAFFIC ZONE: 35

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

SPECIAL CONDITIONS: As per plat  
See plat

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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: 12-2-97

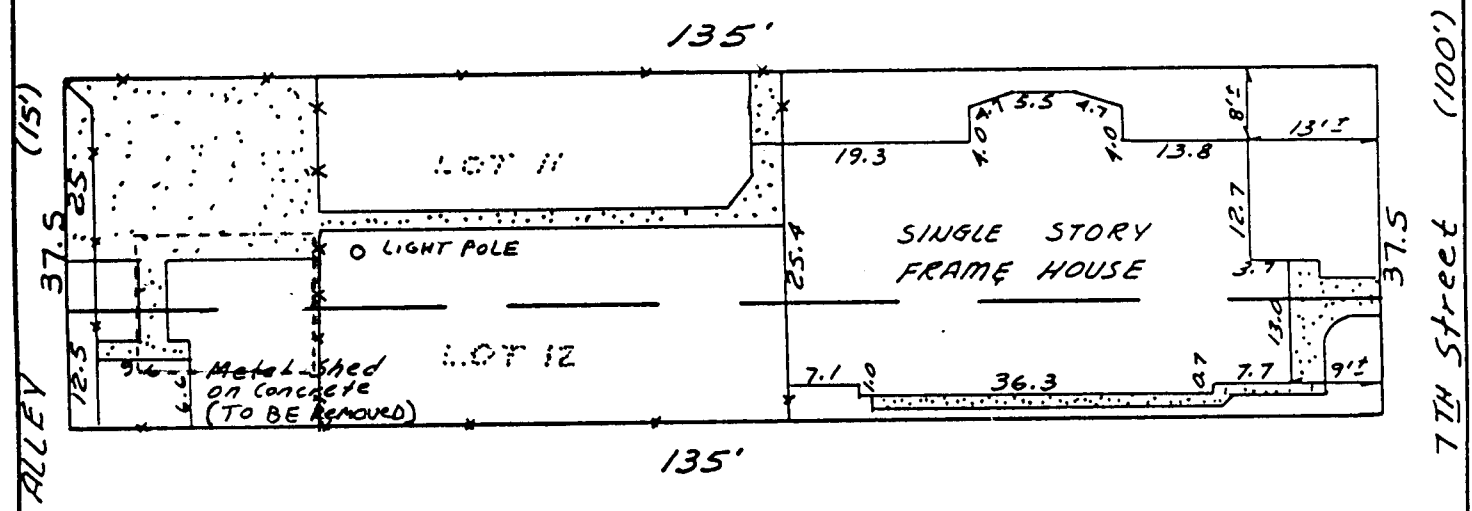
APPROVED BY: [Signature]

Robert A. Wright  
SIGNATURE



Scale 1" = 20'  
- - - = FENCE

HILL AVENUE (80')



20'2" x 14'6" = PROPOSED GARAGE LOCATION  
7ft setback from REAR 5 1/2 ft from side property line