

DATE SUBMITTED: 12/13/88

PERMIT # 31979

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2205-N 22.

SQ. FT. OF BLDG: 768

SUBDIVISION: Pack Alley

SQ. FT. OF LOT: 8060

FILING # _____ BLK # 1 LOT # 4

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-121-18-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: HOFFERBER

USE OF ALL EXISTING BUILDINGS:
RESIDENCE

ADDRESS: 2205 N 22

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
DETACHED GARAGE BACK HALF

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

FOR OFFICE USE ONLY

LINE: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 3' R 3'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

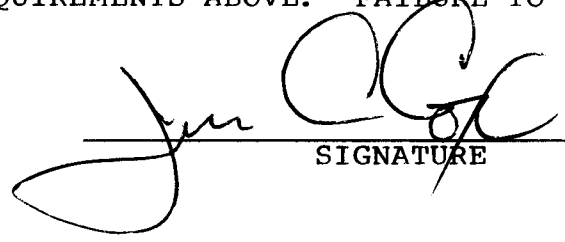
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

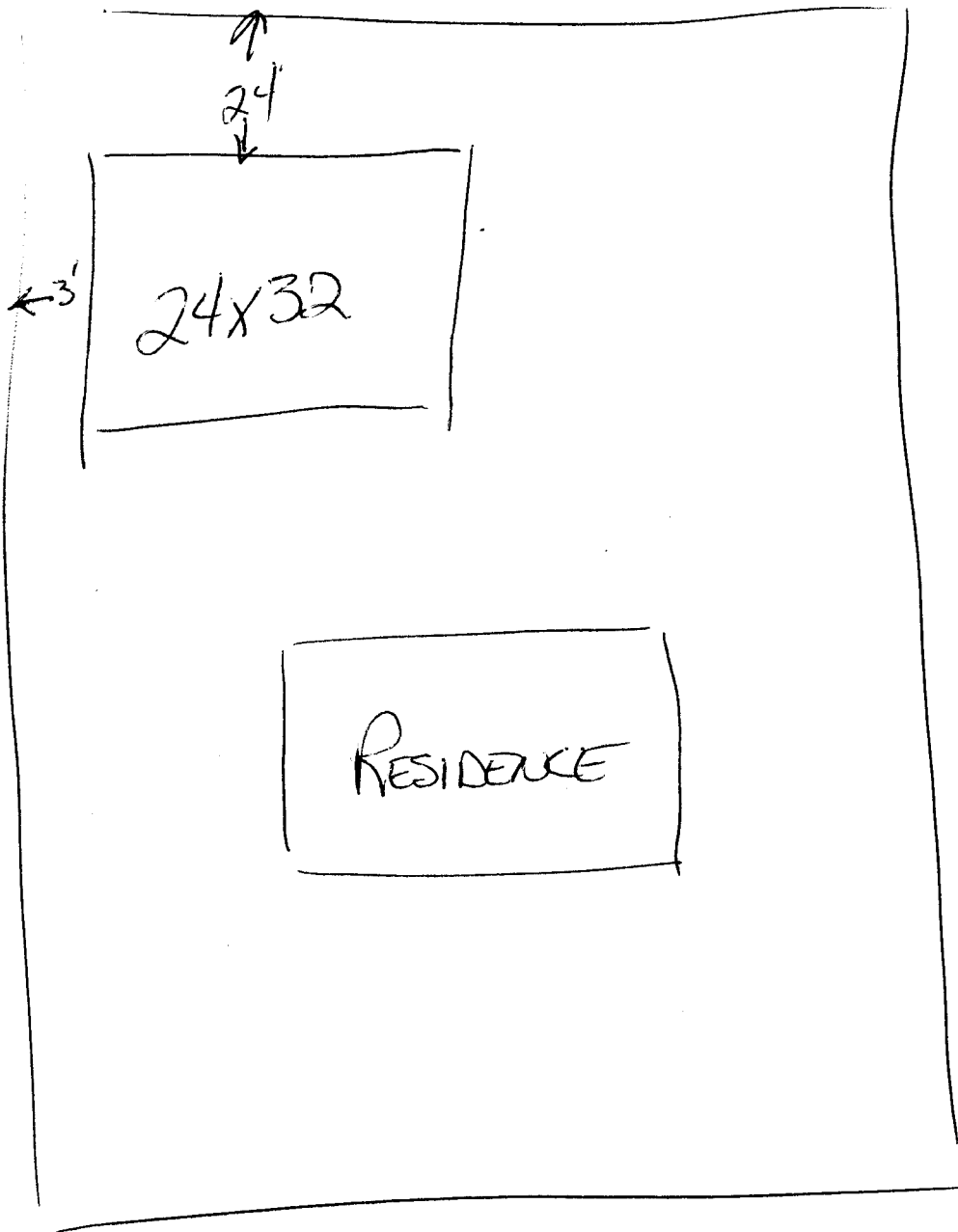
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 12/13/88

APPROVED BY: Andie Wetzel


SIGNATURE



130

62.5

ACCEPTED 12/13/88 *li*
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.

2945-121-18-021

2205 N 22ND.