

DATE SUBMITTED: 3/27/89

PERMIT # 32586

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 481 HARRIS RD

SQ. FT. OF BLDG: 864

SUBDIVISION: FE

SQ. FT. OF LOT: ~~6820~~ 17480

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-181-07-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: FRANCIS J. VESSELS JR.  
DOUG S. VESSELS

1 HOUSE 2 METAL SHEDS

ADDRESS: 481 HARRIS RD

USE OF ALL EXISTING BUILDINGS:

PHONE: 243-6074 HM 242-2077 WK

LIVING + STORAGE

DESCRIPTION OF WORK AND INTENDED USE:  
DETACHED GARAGE

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: RSF-d

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

SETBACKS: F 20' S 3' R 3'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

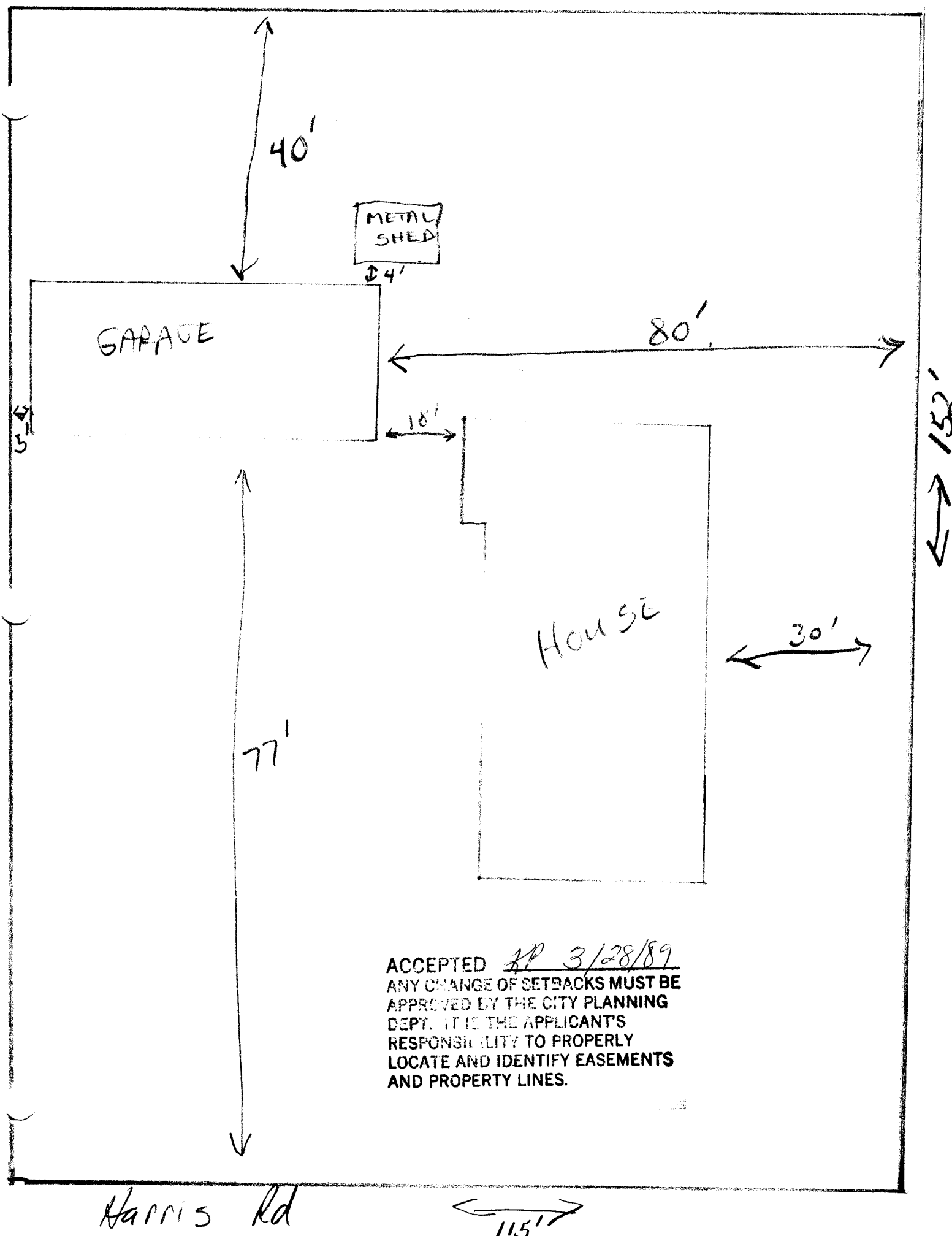
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3/28/89

APPROVED BY: Kathy Porter

Joe Vesells  
SIGNATURE



ACCEPTED RP 3/28/89  
 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.