

DATE SUBMITTED: 9/20/91

PERMIT NO. 39822

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2001 N 6th

SQ. FT. OF BLDG: 9 X 15

SUBDIVISION: _____

SQ. FT. OF LOT: 150 X 100

FILING NO. _____ BLK NO. 10 LOT NO. 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945112

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: George Franz

USE OF EXISTING BUILDINGS: _____

ADDRESS: 2001 N 6th

DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 943 1559 07010

In Close Proch

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-5

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

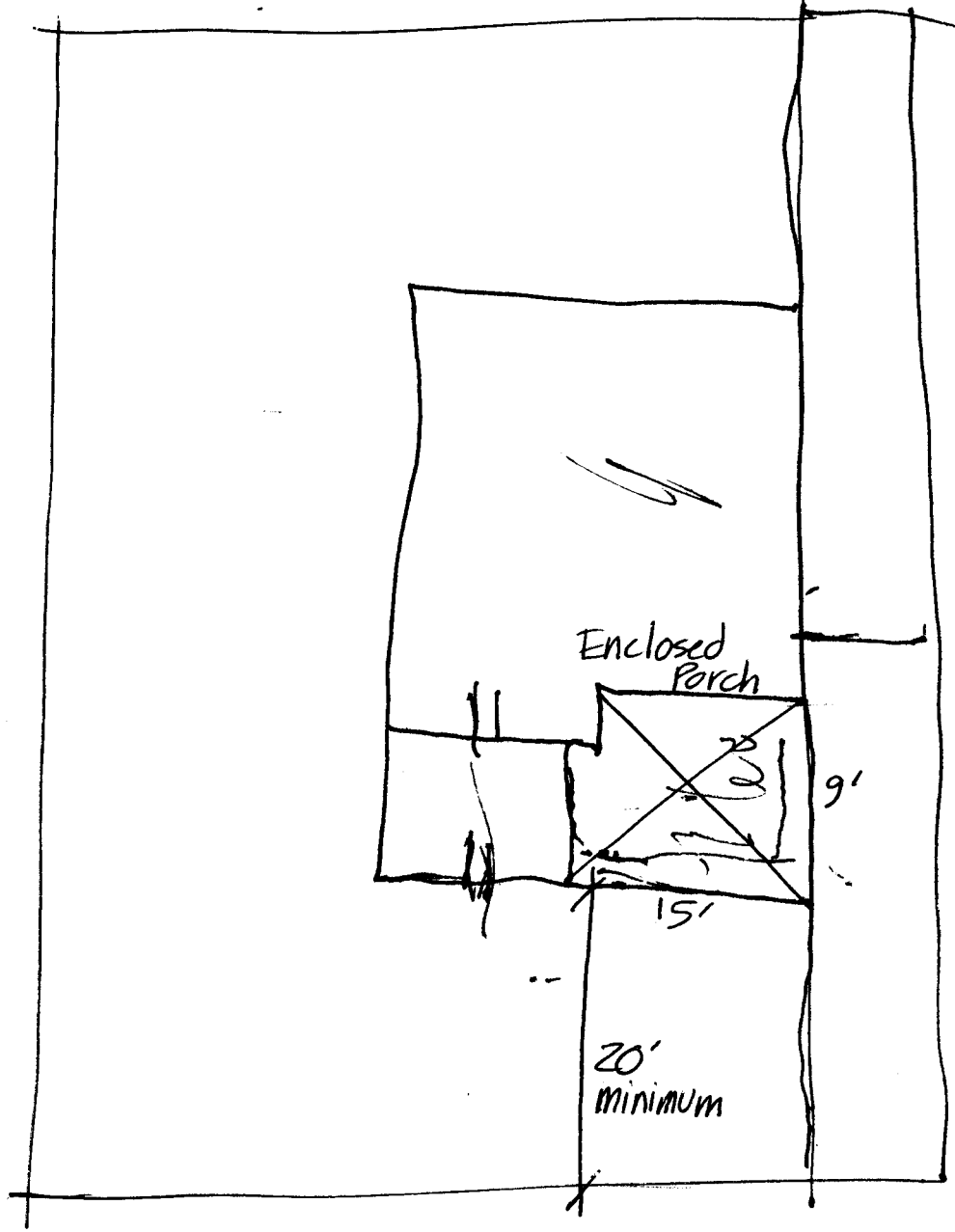
Kirsten L. Adwick
Department Approval
9/20/91
Date Approved

George Franz
Applicant Signature
Sept 20, 91
Date

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. 11187
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

~~W/P~~ 9/20/91

Pinyon



6th Street

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