

DATE SUBMITTED: Aug 21, 1991

PERMIT NO. \_\_\_\_\_

FEE \$ 5<sup>00</sup>

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 433 N 7 St SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: City of Grand Junction SQ. FT. OF LOT: 135' x 60'

FILING NO. \_\_\_\_\_ BLK NO. 72 LOT NO. 13, 14, 15 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-141-37-002 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: David Hasty USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 433 N 7 St Single family / garage

TELEPHONE: 243-5044 DESCRIPTION OF WORK AND INTENDED USE: Asphalt enclosed for garage

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

1- ZONE PR-8

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT 20'

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

SIDE 3' REAR 3'

CENSUS TRACT: 2

MAXIMUM HEIGHT 32'

TRAFFIC ZONE: 4

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

SPECIAL CONDITIONS: Minor Change as per file # 11-84

r file

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.

[Signature]

Department Approval

David Hasty

Applicant Signature

8-21-91

8-21-91

Date Approved

Date

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

N. 7th ST

ACCEPTED *JAD* 8-21-91  
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.

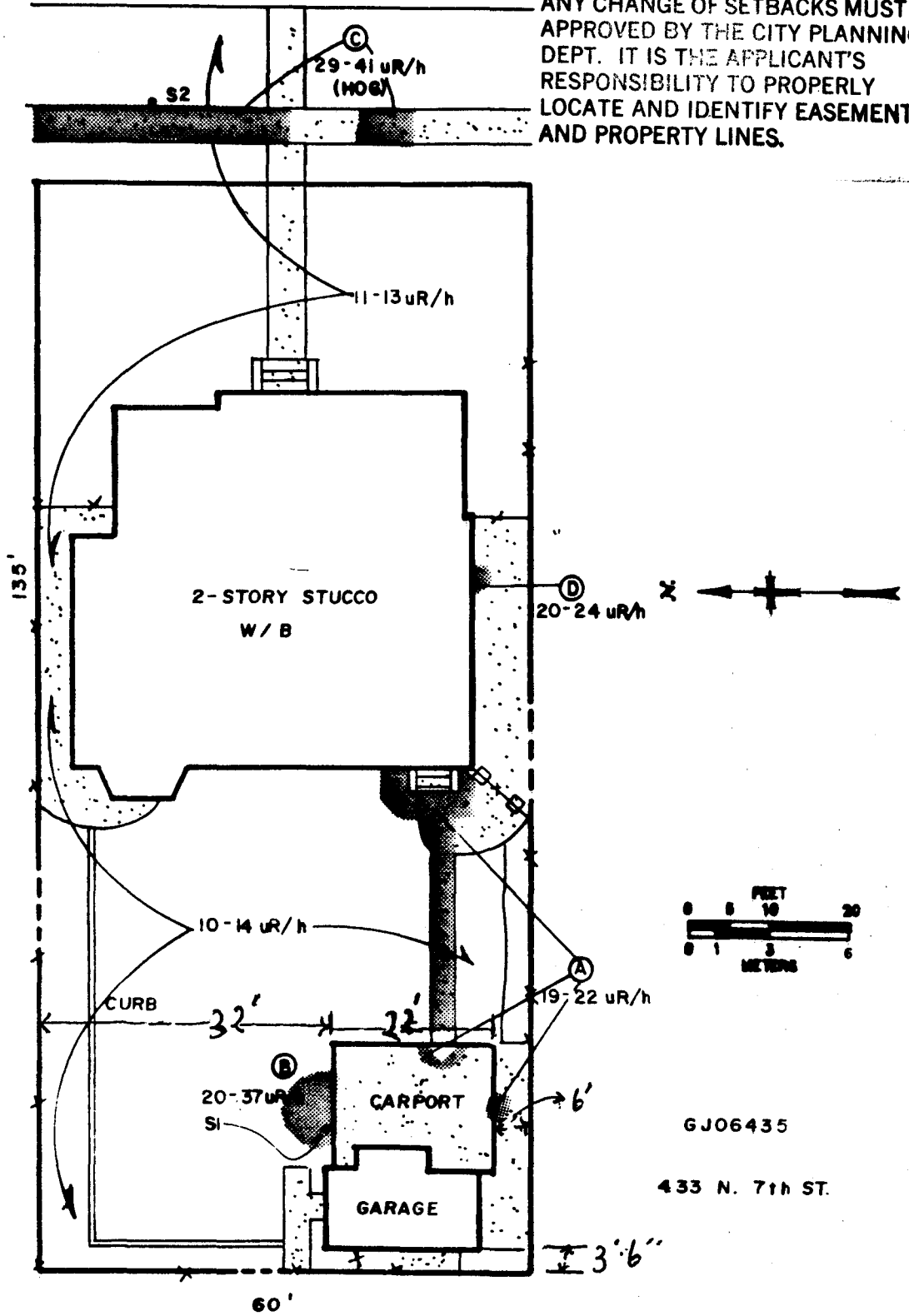


Figure 1. Location GJ06435, 433 North 7th Street, Grand Junction, Co.

JAD