

DATE SUBMITTED: 7/31/91

PERMIT NO. 39376

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1363 N. 24<sup>th</sup> St.

SQ. FT. OF BLDG: 200

SUBDIVISION: Sundial Gardens

SQ. FT. OF LOT: 5,992

FILING NO.     BLK NO. 2 LOT NO. 1415

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-124-20-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: Vernon R. & Barbara E. LEONARD

USE OF EXISTING BUILDINGS: House - garage/storage

ADDRESS: 1363 N. 24<sup>th</sup> St., Grand Jct., Co. 81501

DESCRIPTION OF WORK AND INTENDED USE: Carpent attached to front of garage

TELEPHONE: 243-9476

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-8

FLOODPLAIN: YES     NO X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES     NO    

SIDE 3\* REAR 3

CENSUS TRACT: 6

MAXIMUM HEIGHT 32

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING REQUIRED:    

SPECIAL CONDITIONS: \* - open sided carport

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.

Katherine M. Porter  
Department Approval

Vernon R. Leonard  
Applicant Signature

7/31/91  
Date Approved

7/31/91  
Date

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

