

DATE SUBMITTED: 11/8/91

PERMIT NO. 40370

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1435 N. 24th

SQ. FT. OF BLDG: 10x20

SUBDIVISION Sundial Gdn

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 1

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # _____

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Gertrude Pyle

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 1435 N 24 St.

DESCRIPTION OF WORK AND INTENDED USE: open sided carport

TELEPHONE: 413-9572

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 ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 3 REAR 3

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

N/A

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.

Karl M. Meyer
Department Approval

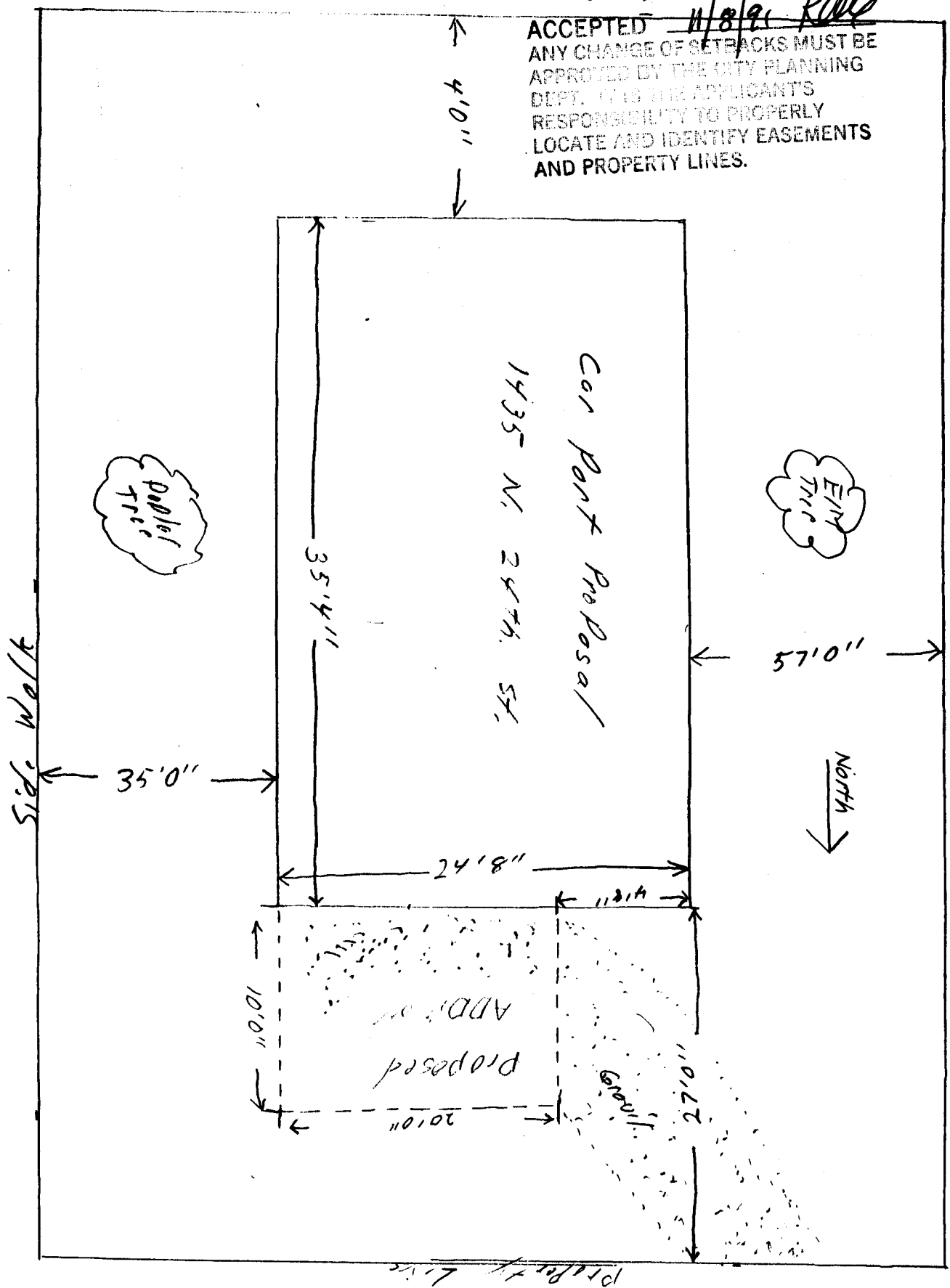
Gertrude Pyle
Applicant Signature

11/8/91
Date Approved

11-8-91
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED 11/8/91 Kalle
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.



15 4th St. N.

ELM AVE.