

DATE SUBMITTED: 10-3-91

PERMIT NO. 40232

FEE \$ 50

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1706 N. 26<sup>th</sup> st.

SQ. FT. OF BLDG: 22 x 22

SUBDIVISION: Melrose Subd.

SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. \_\_\_ BLK NO. 3 LOT NO. 10

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-124-01-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Ronald & Lisa Hill

USE OF EXISTING BUILDINGS: Res.

ADDRESS: 3051 Gunnison Ave.

DESCRIPTION OF WORK AND INTENDED USE: Construction Garage

TELEPHONE: 434-7028

**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 \_\_\_

<sup>Proposed</sup> SETBACKS: FRONT 20' from property line

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

SIDE 3' REAR 3'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

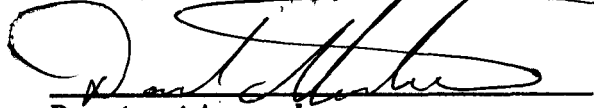
LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_


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).

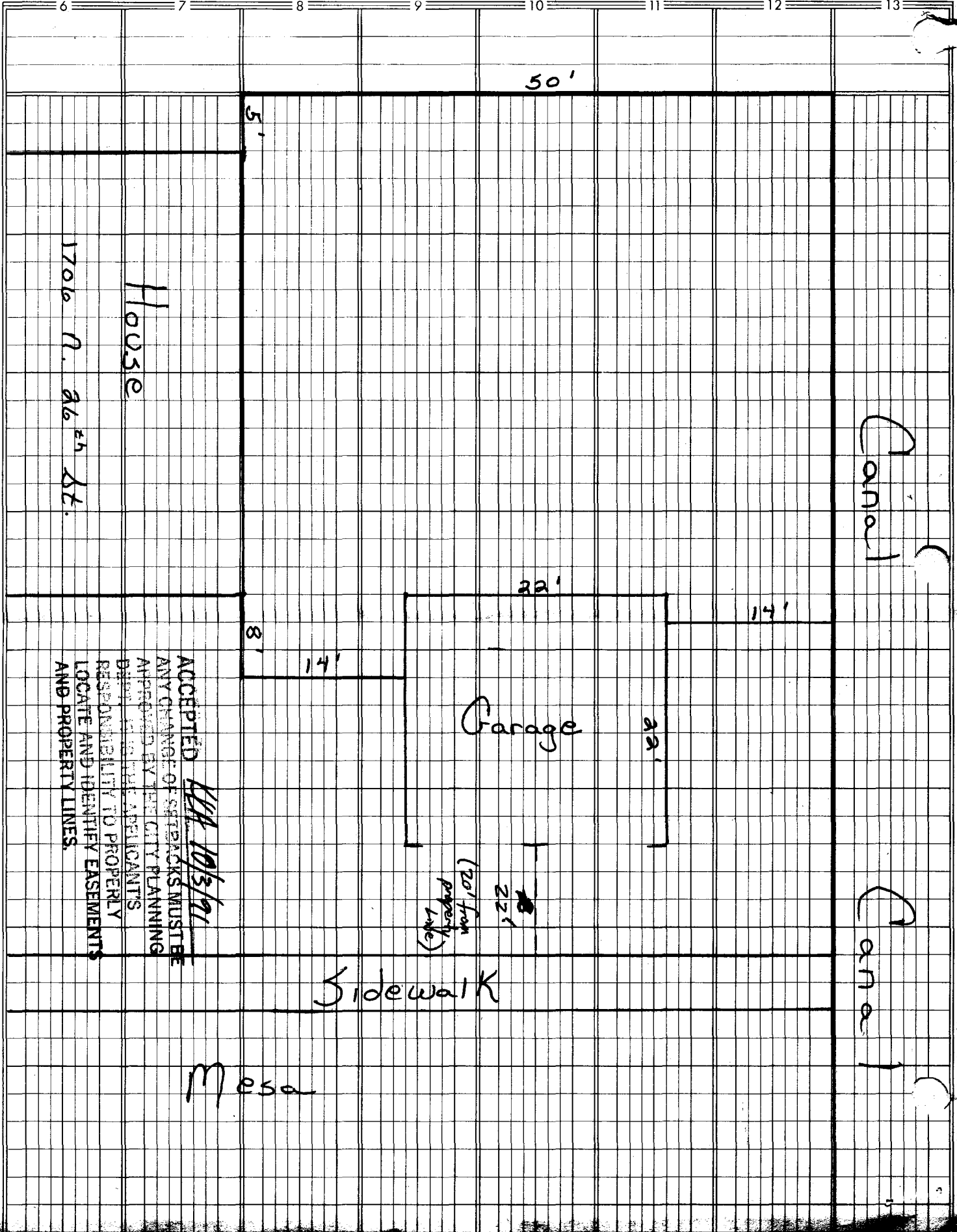
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

  
Department Approval  
10-3-91  
Date Approved

  
Applicant Signature  
10-3-91  
Date

6 7 8 9 10 11 12 13



1706 N. 26th St.

House

50'

5'

Canal

32'

14'

8'

14'

Garage

32'

ACCEPTED  
 KVA 10/3/91  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. BEFORE THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

(20' from property line)

22'

Sidewalk

Canal

Mesa

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