

DATE SUBMITTED: 9/24/91

PERMIT NO. 40000

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 548 28³/₄

SQ. FT. OF BLDG: 24x24'

SUBDIVISION: Almeta Gardens

SQ. FT. OF LOT: _____

FILING NO. ___ BLK NO. ___ LOT NO. 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 294307423001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Gary & Kari Hepner

USE OF EXISTING BUILDINGS: _____

ADDRESS: 548 28³/₄ 65 CO 81501

DESCRIPTION OF WORK AND INTENDED USE: garage

TELEPHONE: 245-6168

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 X

SIDE 3' REAR 3'

CENSUS TRACT: 6 TRAFFIC ZONE: 29

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).

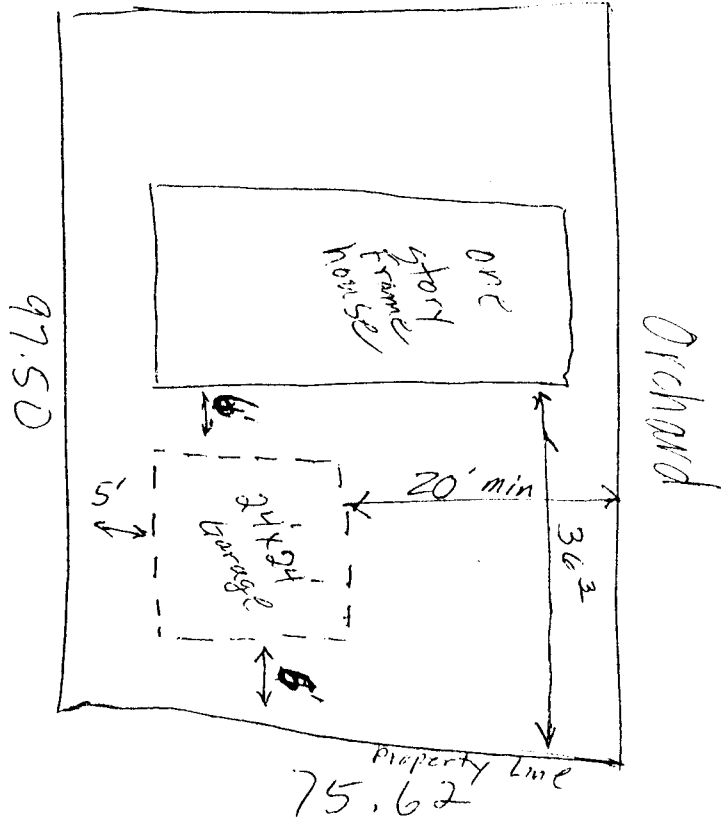
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]
Department Approval
9/29/91
Date Approved

[Signature]
Applicant Signature
9/24/91
Date

28 3/4 Rd



KKA 9/24/91