

DATE SUBMITTED: 12/3/91

PERMIT NO. 40541

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1707 CANNELL SQ. FT. OF BLDG: 22' X 22'

SUBDIVISION MESA SUBDIVISION SQ. FT. OF LOT: 56.75 X 125

FILING # \_\_\_\_\_ BLK # 3 LOT # Pl. 12 & 13 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-114-10-013 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Harold D Harris USE OF EXISTING BUILDINGS: Home

ADDRESS 519 29 Rd Grand Jct, 81501 DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 242-1179 Garage Storage

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

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

ZONE RSE-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 30'

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

SIDE 3' REAR 3'

CENSUS TRACT: 5 TRAFFIC ZONE: 33

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

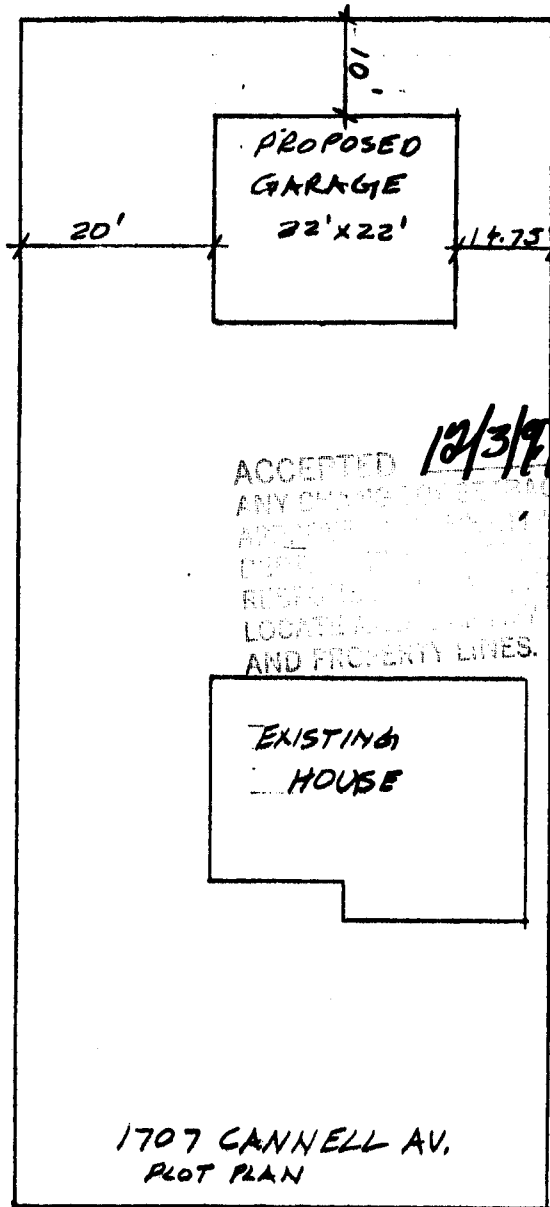
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval  
12/3/91  
Date Approved

Harold D Harris  
Applicant Signature  
12-2-91  
Date

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

MESA AVENUE



12/3/21 *WLL*  
ACCEPTED  
ANY CHANGES TO THIS PLAN MUST BE  
APPROVED BY THE CITY ENGINEERING  
DEPARTMENT. THE CITY ENGINEER'S  
RESPONSE IS LIMITED TO THE SAFELY  
LOCATED AND SETBACKS, EASEMENTS  
AND PROPERTY LINES.

CANNELL AVENUE

