

DATE SUBMITTED: 10/15/91

PERMIT NO. 40138

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2022 CHIPETA AV

SQ. FT. OF BLDG: 24' X 24'

SUBDIVISION: Park Terrace

SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. B LOT NO. 18

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-131-19-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: AL & MARY BESSOL

USE OF EXISTING BUILDINGS: Home

ADDRESS: 2022 CHIPETA AV

DESCRIPTION OF WORK AND INTENDED USE: DETACHED GARAGE

TELEPHONE: 2434484

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 34 REAR 3

CENSUS TRACT: 7 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 32

PARKING REQ'MT 38

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.

Kathy Porter
Department Approval
10/15/91
Date Approved

al Bessol
Applicant Signature
10/15/91
Date

28'

24 1/2
GARAGE

N
↑
↓
S

16' 8"

21'

26'

21'

HOUSE REAR

N
↑

ACCEPTED BP 10/15/91
ALL DIMENSIONS MUST BE
AS SHOWN ON THIS PLANING
AND THE OWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

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NOT EXACTLY TO SCALE

Chipeta