

DATE SUBMITTED: Nov 5-91

PERMIT NO. 40326

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2210 Hall Ave.

SQ. FT. OF BLDG: 280

SUBDIVISION: Regent

SQ. FT. OF LOT: 9600

FILING NO. BLK NO. 4 LOT NO. 7

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-124-03-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: Robert W. Chandler
Norma A. Chandler

USE OF EXISTING BUILDINGS: Home + shop

ADDRESS: 2210 Hall Ave.

DESCRIPTION OF WORK AND INTENDED USE: Storage Building Storage

TELEPHONE: 243-0279

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: 31

MAXIMUM HEIGHT 32'

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: n/a

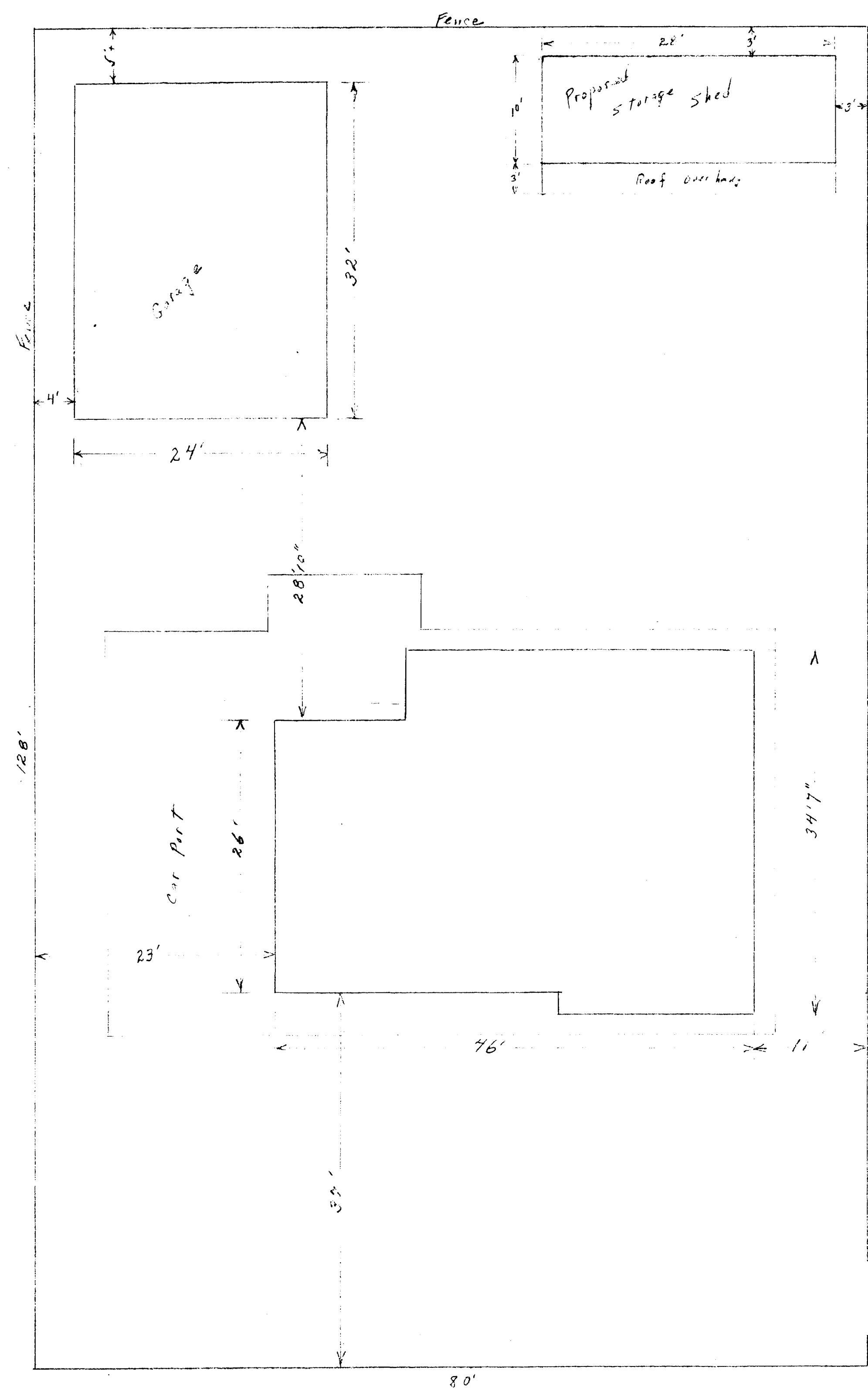
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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.

B. Paulson
Department Approval
11/5/91
Date Approved

Robert W. Chandler
Applicant Signature
Nov 5-91
Date



Robert Chandler
 2210 Hall Ave.
 Phone 223-0279

BP 11/5/91