

DATE SUBMITTED: 8-23-91

PERMIT NO. 39607

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2435 Mesa Av.

SQ. FT. OF BLDG: 12 x 24

SUBDIVISION: Bixby

SQ. FT. OF LOT: 125 x 60

FILING NO. BLK NO. 1 LOT NO. 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945124 08 011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: David Painter

USE OF EXISTING BUILDINGS: Res.

ADDRESS: 2435 Mesa Av.

DESCRIPTION OF WORK AND INTENDED USE: Garage

TELEPHONE: 243-2024

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 R4F-8

FLOODPLAIN: YES NO X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES NO X

SIDE 5 REAR 15

CENSUS TRACT: 6

MAXIMUM HEIGHT 32

TRAFFIC ZONE: 31

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.

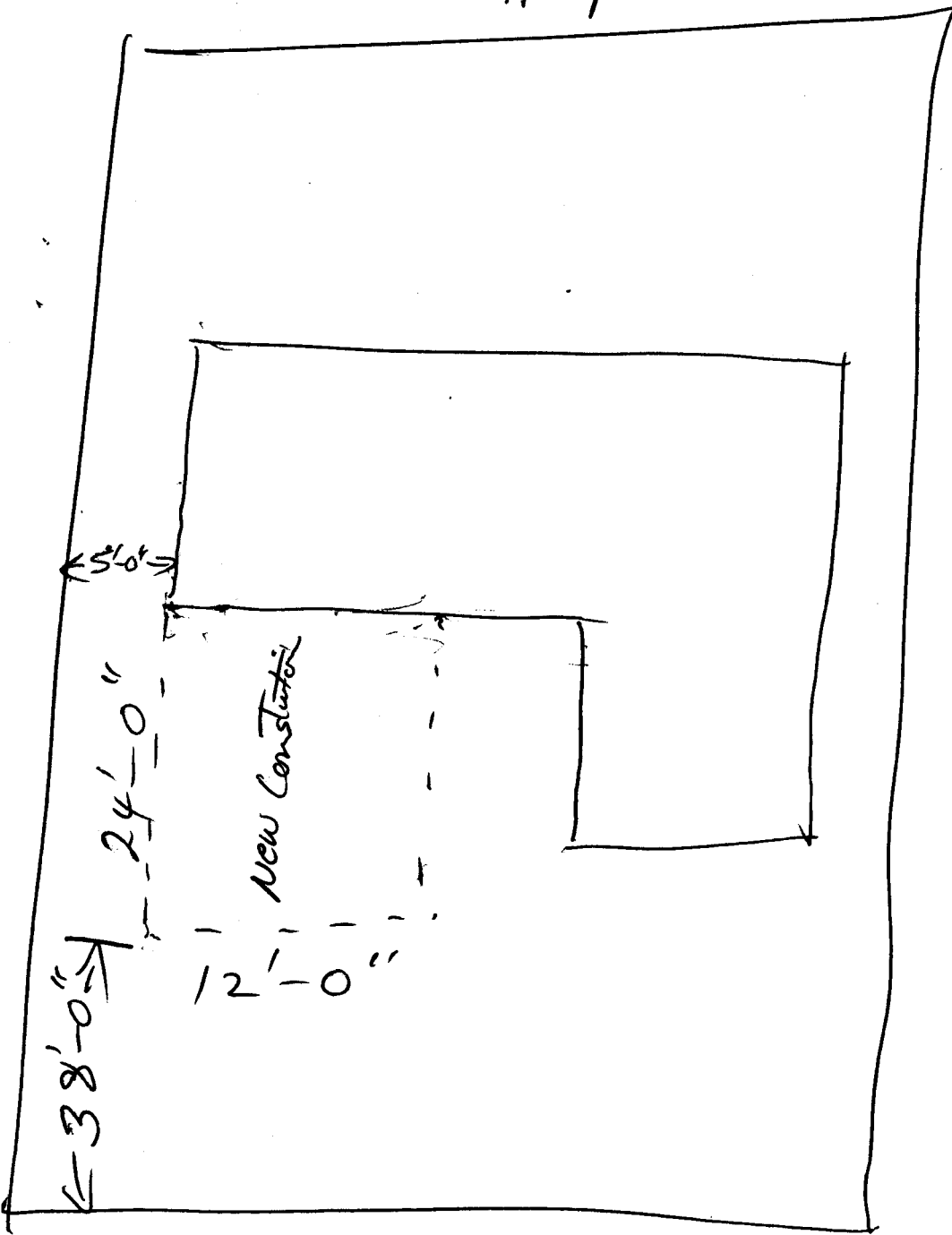
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kristen K. [Signature]
Department Approval
8/23/91
Date Approved

David J. Painter
Applicant Signature
8-23-91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

Alley



Mesa Ave

ACCEPTED *KKA 8/23/91*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.