

DATE SUBMITTED: 10/11/91

PERMIT NO. 40113

FEE \$ 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 281 + Room

SQ. FT. OF BLDG: _____

SUBDIVISION: CYPHERS SUB

SQ. FT. OF LOT: 7622.5

FILING NO. _____ BLK NO. 2 LOT NO. 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-252-08-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Ollie M Griffith

USE OF EXISTING BUILDINGS: _____

ADDRESS: 306 Pinon St.

Single family

TELEPHONE: 241-0511

DESCRIPTION OF WORK AND INTENDED USE: _____

Attached garage

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 TRSF-8

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 45'

GEOLOGIC HAZARD: YES ___ NO

SIDE 5' REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 30'

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: _____

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.

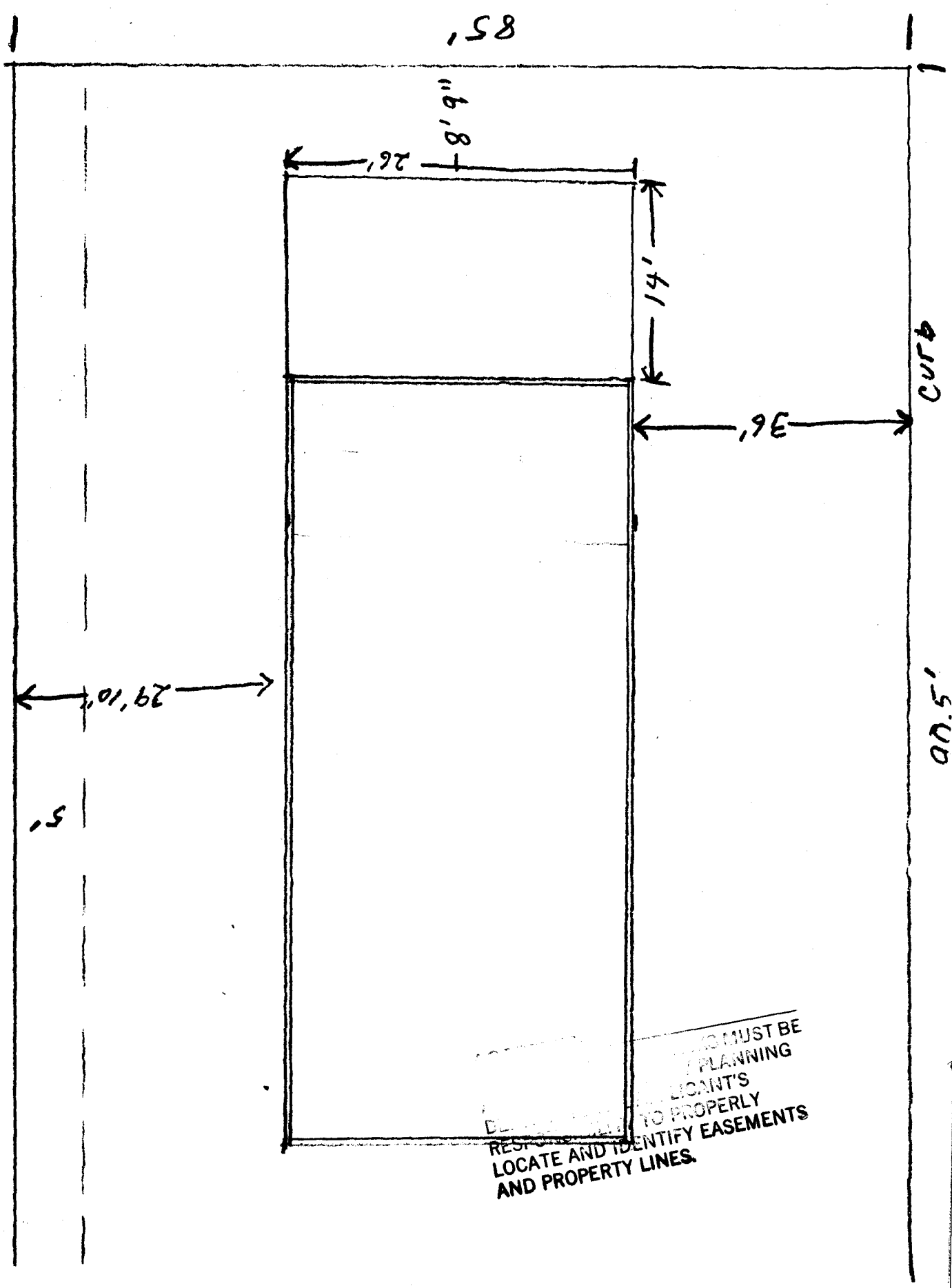
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
10-11-91
Date Approved

[Signature]
Applicant Signature
10-11-91
Date

LOCKING PROPERTY EASEMENTS
AND PROPERTY LINES

RRR... [Symbolic characters]



85'

16.8'

26'

14'

36'

29.10'

5'

CURB

90.5'

... MUST BE
PLANNING
LICANT'S
TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.