

DATE SUBMITTED: July 19, 1991

PERMIT NO. 39306

FEE \$ 45.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 281 1/2 Pinon St. SQ. FT. OF BLDG: 1691 sq. ft.
 SUBDIVISION: Lot 5 Block 2 CYPHERS SQ. FT. OF LOT: 8,075 sq. ft.
 FILING NO. BLK NO. 2 LOT NO. 5 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE NO: 2945-252-08-005 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
 OWNER: Marie Loyola Sanchez USE OF EXISTING BUILDINGS: RESIDENTIAL
 ADDRESS: 281 1/2 Pinon St. DESCRIPTION OF WORK AND INTENDED USE: BUILD CAR PORT
 TELEPHONE: 241-9102

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

FOR OFFICE USE ONLY

ONE RSF-8 FLOODPLAIN: YES NO ✓
 SETBACKS: FRONT 37' ^{REGD} 20 GEOLOGIC HAZARD: YES NO ✓
 SIDE 4 1/2' REAR 29' 3 15 CENSUS TRACT: 13
 MAXIMUM HEIGHT 8 1/2' TRAFFIC ZONE: 90
 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).

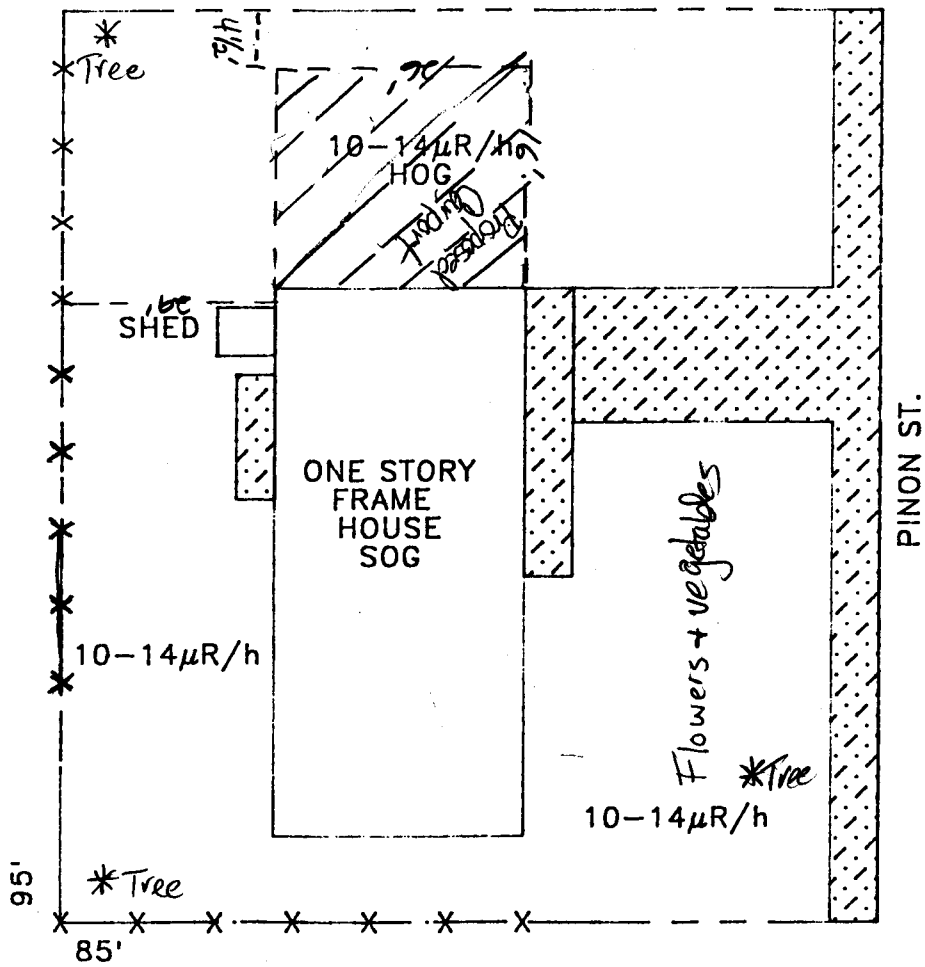
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

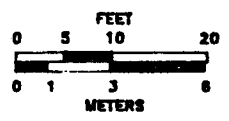
Kurt Metzger
 Department Approval
7/19/91
 Date Approved

Marie Loyola Sanchez
 Applicant Signature
7/19/91
 Date

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



ACCEPTED
 7/19/91
 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.



GJ44337
 281.5 PINON ST.
 GRAND JUNCTION
 COLORADO

Figure 1. Property Map