

DATE SUBMITTED: 11/8/91

PERMIT NO. 40434

FEE \$ 85.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1038 White

SQ. FT. OF BLDG: 540 sq ft

SUBDIVISION City of Grand Jet

SQ. FT. OF LOT: 50 X 125

FILING # \_\_\_\_\_ BLK # 87 LOT # 21 & 22

NO. OF FAMILY UNITS: 1 (one)

TAX SCHEDULE # 2945-144-02-013

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1 (one)

OWNER Paul W. Ballard

USE OF EXISTING BUILDINGS: existing shed & house

ADDRESS 1038 White

DESCRIPTION OF WORK AND INTENDED USE: garage

TELEPHONE: 245-0243

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT ✓

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 3 REAR 3

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: N/A

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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.

Karl M. Meyer  
Department Approval  
11/8/91  
Date Approved

Paul W. Ballard  
Applicant Signature  
11-8-91  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ALLEY PROPERTY  
LINE

4 st.

WESTSIDE  
PROPERTY  
LINE

15 st.

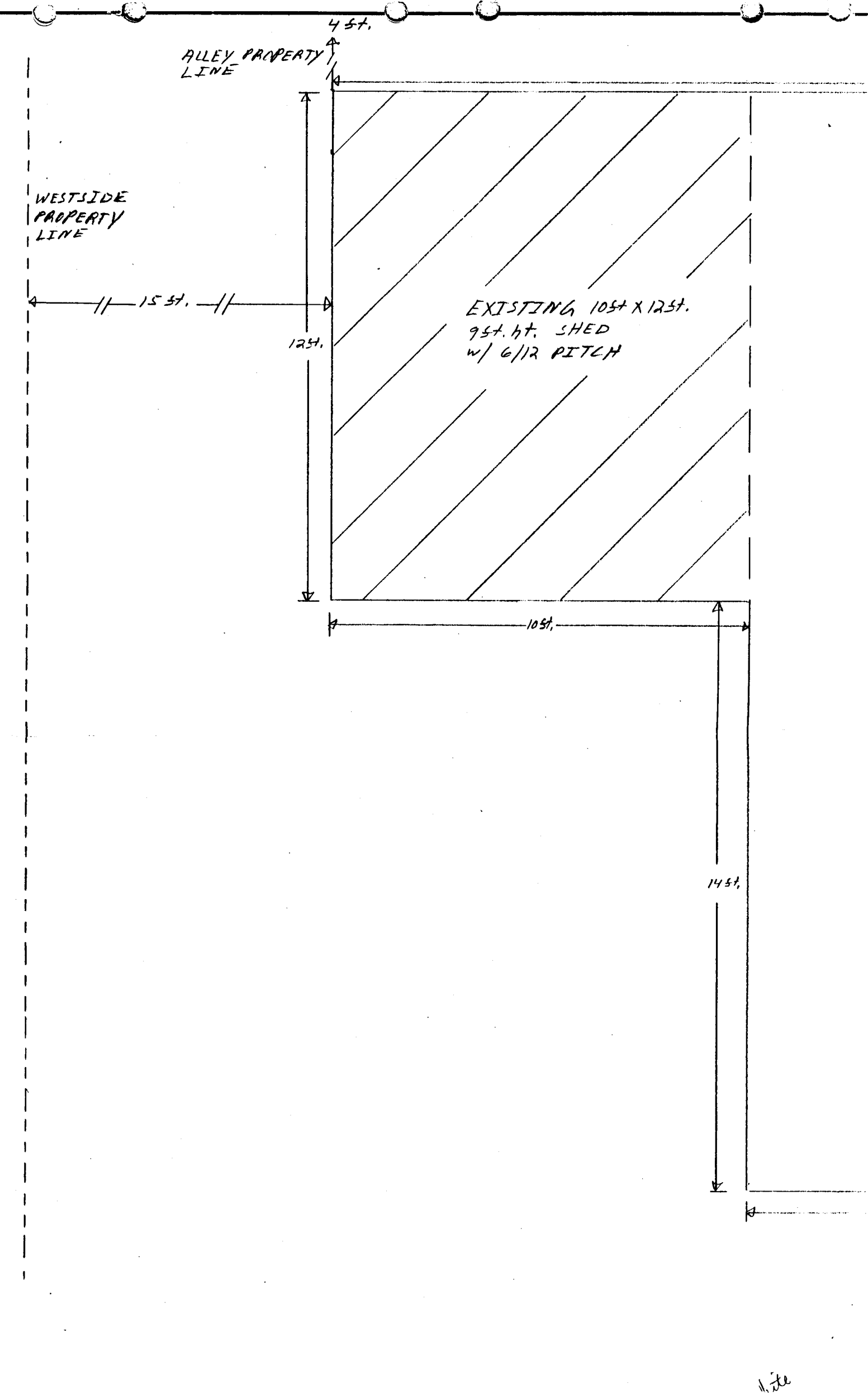
12 st.

EXISTING 10st X 12st.  
9st. ht. SHED  
w/ 6/12 PITCH

10 st.

14 st.

Note



45t.

ALLEY PROPERTY LINE

35t

EASTSIDE PROPERTY LINE

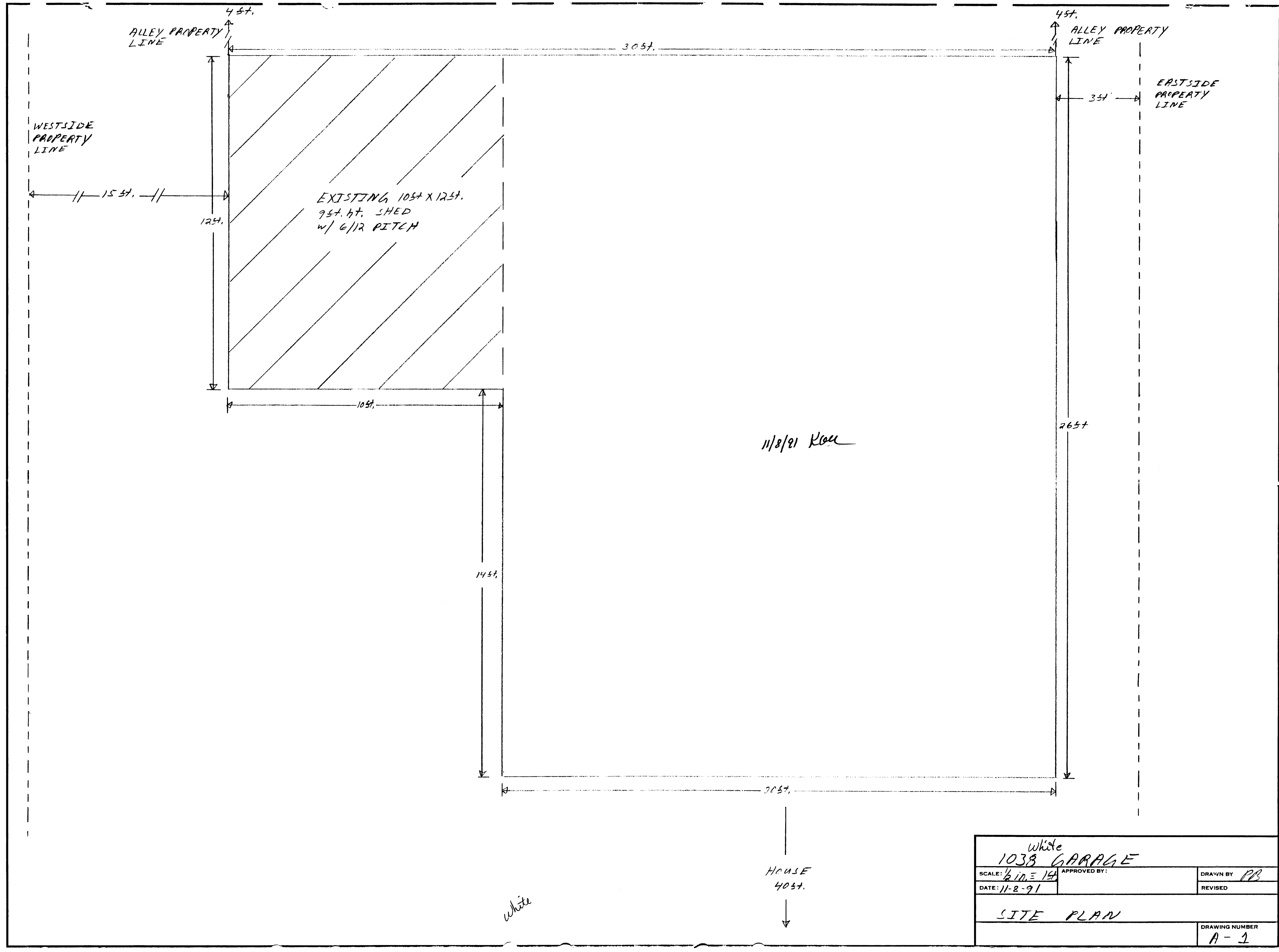
265t

205t

ACCEPTED 11/8/91 Koc  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO ACCURATELY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

HOUSE  
405t.

<i>White</i> <b>1038 GARAGE</b>		APPROVED BY:	DRAWN BY
SCALE: $\frac{1}{2}$ IN. = 15'			REVISED
DATE: 11-8-91			
<b>SITE PLAN</b>			



11/8/91 Kace

white

HOUSE  
405ft.

white 1038 GARAGE		DRAWN BY	PB
SCALE: 1/2" = 1'	APPROVED BY:	REVISED	
DATE: 11-8-91	SITE PLAN		
DRAWING NUMBER			A-1