

DATE SUBMITTED: Aug 26, 92

PERMIT NO. 42652 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2433 N 1st

SQ. FT. OF BLDG: 850

SUBDIVISION M/B

SQ. FT. OF LOT: 2 Acres

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: Sheep shed

TAX SCHEDULE # 2945-101-00-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER RUTH GORNGLEY

USE OF EXISTING BUILDINGS: Agriculture

ADDRESS 2433 N 1st

TELEPHONE: 242-6576

DESCRIPTION OF WORK AND INTENDED USE: Removal of shed - Build new

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

### FOR OFFICE USE ONLY

ZONE RR-10 RSE-5

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 50'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 3' REAR 10'

CENSUS TRACT: 4 TRAFFIC ZONE: 16

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\_\_\_\_\_

Replacement of Agriculture Buildings  
Adjoining lot 101 provides side yard.

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]

Ruth Gornley  
by Pat Gornley

Department Approval

Applicant Signature

Aug. 26, 1992

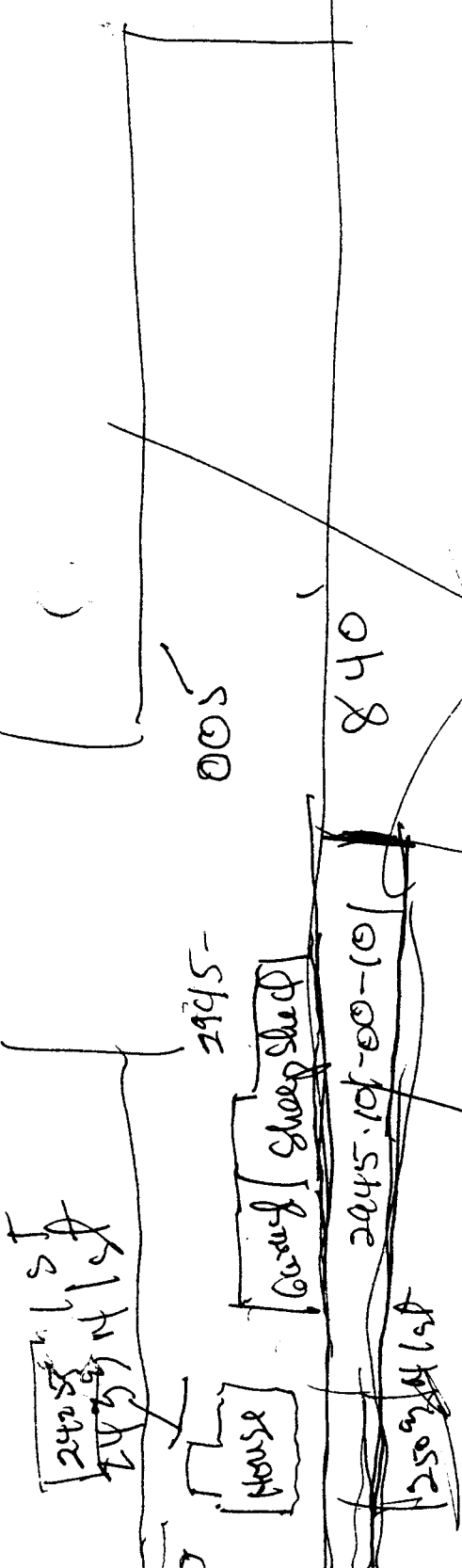
8-26-92

Date Approved

Date

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

552  
264/816



Full price of  
offered here by

2025-101-00

2025-101-00

ACCEPTED ~~AW 826-92~~  
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.