

DATE SUBMITTED: 12/14/92

PERMIT NO. 43746 247

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1623 N. 7TH ST.

SQ. FT. OF BLDG: 2128 - Duplex Garage

SUBDIVISION CAPITOL Hill Sub.

SQ. FT. OF LOT: 6630

FILING # 1 BLK # 2A LOT # 21 <sup>portion of</sup>

NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2945-114-00-012

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER MILESTONE CORP.

USE OF EXISTING BUILDINGS: 0

ADDRESS 193 27th RD G.J. 81503

TELEPHONE: 241-2821

DESCRIPTION OF WORK AND INTENDED USE: Duplex & 2 car detached garage

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 X

SETBACKS: FRONT 20' from property GEOLOGIC HAZARD: YES        NO X

SIDE 10' REAR 20' (10' accuracy) CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT 32 PARKING REQ'MT 2 per dwelling unit

LANDSCAPING/SCREENING REQUIRED: yes - 20% of prop (40% of that in shrub) SPECIAL CONDITIONS: Reviewed and approved by City Engineer 12/16/92. Parking configuration allowed as per checklist of area. Rest lot to be developed.

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.

Kathy Porter  
Department Approval

[Signature]  
Applicant Signature

12/16/92  
Date Approved

12-14-92  
Date

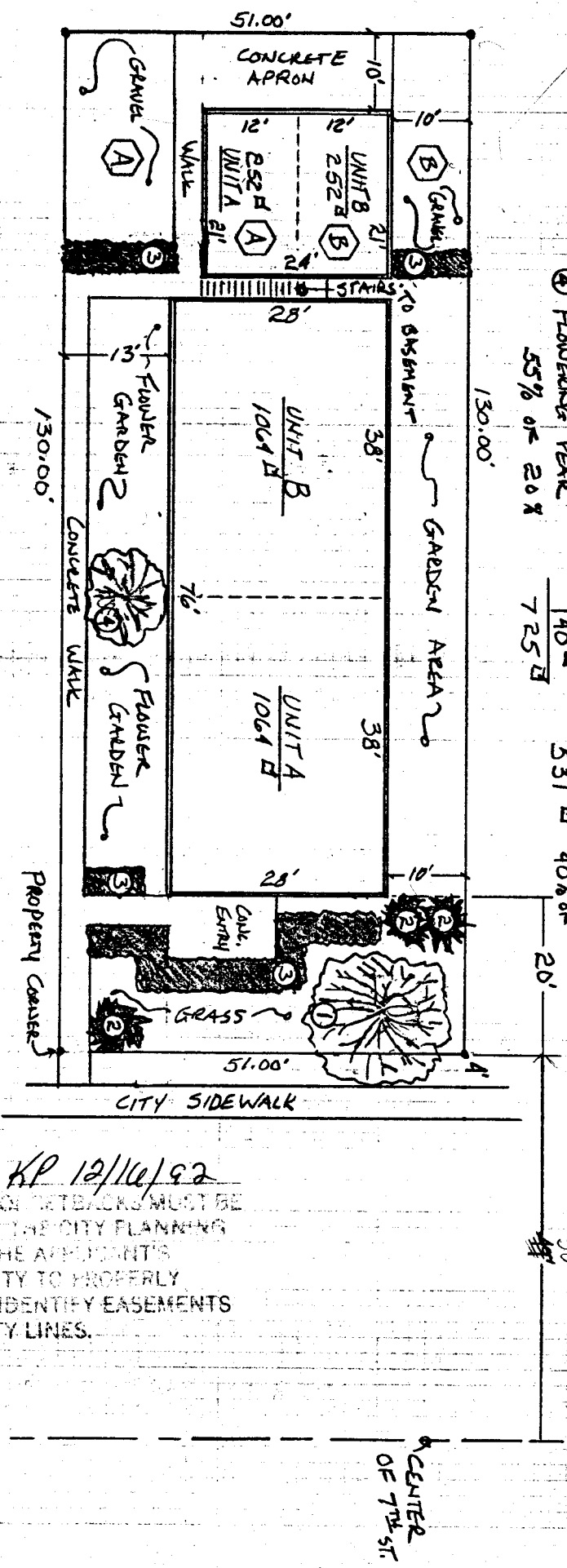
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ⓑ = PARKING FOR 1 VEHICLE

**LOT USE EVALUATION**  
 OF LOT ..... 6630 = 100%  
 OF DUPLEX 2128 → 2632 = 39.5%  
 OF GARAGE 504

**LANDSCAPING EVALUATION.**

① AUTUMN PEARLE Ash	320 #	6630 #	TOTAL LOT
② MINT SLIP SUMMER	40 #	1326 #	20% OF
③ PAVIT AMUR RIVER	225 #	531 #	40% OF
④ FLOWERING PEAR	140 #		
55% OF 20%	725 #		



LOT 12 - BLOCK 21  
 CAPITAL HILL SUBDIVISION  
 1625 NORTH 7<sup>TH</sup> ST.  
 TAX # 2945-114-00-012

SCALE 1" = 20' 0"

*Handwritten signature/initials*

ACCEPTED KP 12/16/92  
 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.

single story with basement

.15 acres

CENTER OF 7<sup>TH</sup> ST.