

DATE SUBMITTED: 1/8/92

PERMIT NO. 40700 ✓
FEE \$ \$5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$

BLDG ADDRESS 1904 N. 7th
SUBDIVISION College Sub
FILING # _____ BLK # A LOT # 1 & 2
TAX SCHEDULE # 2945-111-06-019
OWNER Michael Hall
ADDRESS 1904 N. 7th ST
TELEPHONE: 245-3235

SQ. FT. OF BLDG: 2750
SQ. FT. OF LOT: _____
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
USE OF EXISTING BUILDINGS: _____
DESCRIPTION OF WORK AND INTENDED USE: Converting garage into living space

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

FOR OFFICE USE ONLY

ZONE RSF-8
SETBACKS: FRONT _____
SIDE INTERIOR REAR _____
MAXIMUM HEIGHT _____
LANDSCAPING/SCREENING REQUIRED: N/A

FLOODPLAIN: YES _____ NO ✓
GEOLOGIC HAZARD: YES _____ NO ✓
CENSUS TRACT: 5 TRAFFIC ZONE: 27
PARKING REQ'MT N/A
SPECIAL CONDITIONS: _____

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 Meyer
Department Approval
1/8/92
Date Approved

Michael Hall
Applicant Signature
1-8-92
Date

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