

DATE SUBMITTED: 11/4/92

work not done

PERMIT NO. ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 456 N. 16th ←

SQ. FT. OF BLDG: 20' x 20'

SUBDIVISION 56 comb's Addition

SQ. FT. OF LOT: 50' x 120'

FILING # BLK # 2 LOT # 42

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-132-18-001

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

OWNER Star Concrete

USE OF EXISTING BUILDINGS: home

ADDRESS 2410 Apricot ct

DESCRIPTION OF WORK AND INTENDED USE: car port

TELEPHONE: 245-5822

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

FOR OFFICE USE ONLY

ZONE R5F-8

FLOODPLAIN: YES NO X

ETBACKS: FRONT 20

GEOLOGIC HAZARD: YES NO

SIDE 3 REAR 3

CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 32

PARKING REQ'MT

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: Must meet front yard setback on both streets

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.

Katherine M. Post
Department Approval

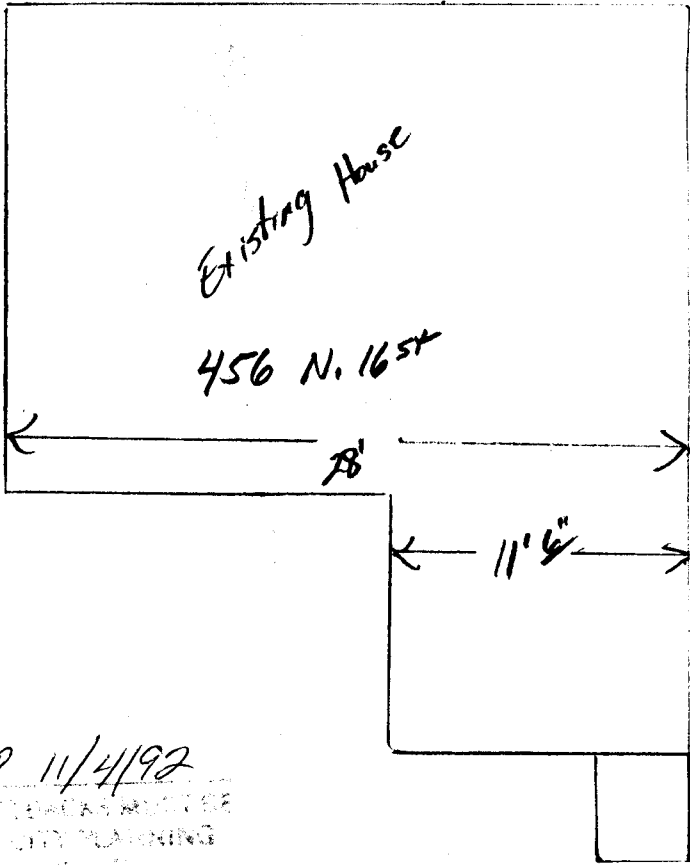
Todd Patton
Applicant Signature

11/4/92
Date Approved

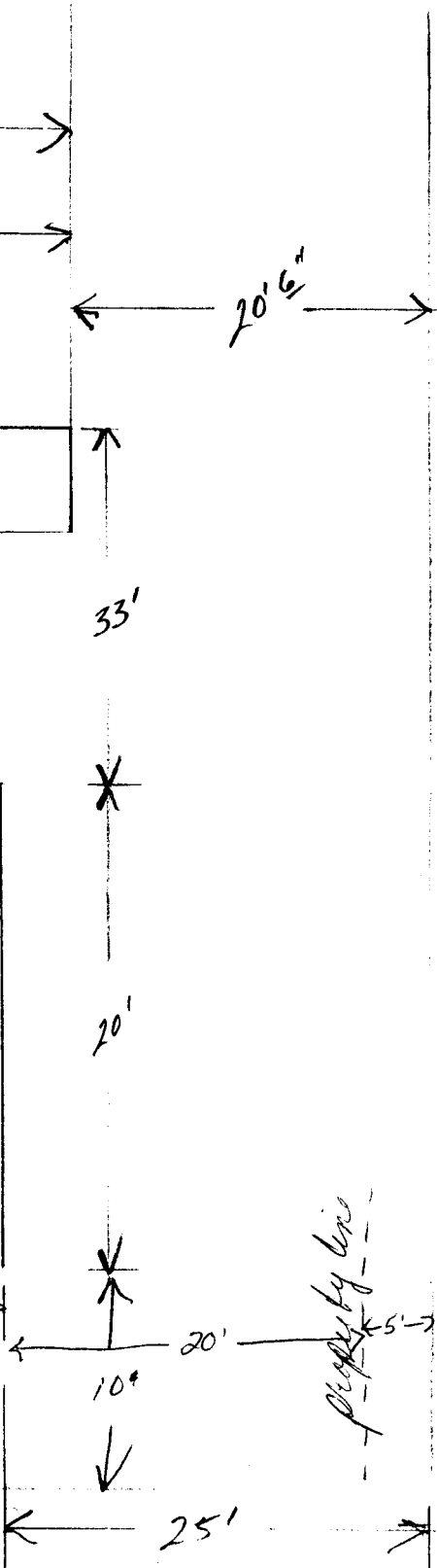
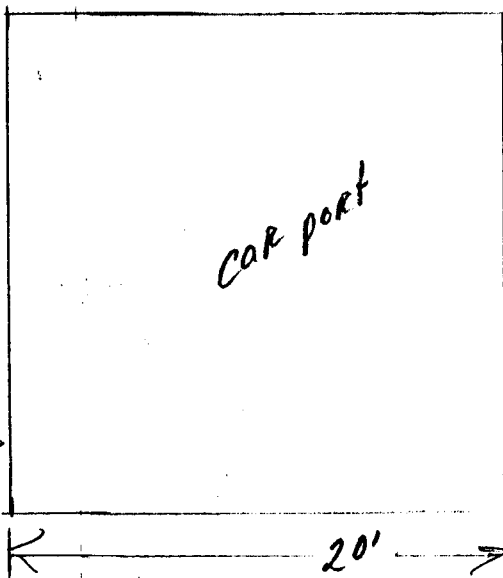
11-4-92
Date

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

N. 16th St



RECORDED RP 11/4/92
 ALL RIGHTS RESERVED MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT THE APPROVAL
 DOES NOT GUARANTEE TO
 THE ACCURACY OF THE INFORMATION
 PROVIDED HEREIN



Driveway

Side Street

City

Home owner Stan Conrad.

Alley