

DATE SUBMITTED: 3-3-92

PERMIT NO. 41091 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 440 N. 17th St.

SQ. FT. OF BLDG: 880

SUBDIVISION Slocombs Addition

SQ. FT. OF LOT: _____

FILING # _____ BLK # 3 LOT # 4526

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-132-17-004

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

OWNER Terry C. Torrey

USE OF EXISTING BUILDINGS: Home

ADDRESS 440 N. 17th St.

DESCRIPTION OF WORK AND INTENDED USE: Garage

TELEPHONE: 245-0759

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

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' or 45' from centerline

GEOLOGIC HAZARD: YES _____ NO _____

Accessory SIDE 3' REAR 3'

CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 32'

PARKING REQ'MT 2 off street

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

NA

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.

Marcia Peterson
Department Approval

[Signature]
Applicant Signature

3-3-92
Date Approved

3/3/92
Date

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

