

DATE SUBMITTED: 3/31/92

PERMIT NO. 41372

FEE \$ 500
\$

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1520 N. 19th St

SQ. FT. OF BLDG: 21 X 22

SUBDIVISION DEL MAR PARK

SQ. FT. OF LOT: 50 X 125

FILING # _____ BLK # 1 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-14-015

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

OWNER GERALD P. YORK

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 1520 N. 19th St

DESCRIPTION OF WORK AND INTENDED USE: GARAGE

TELEPHONE: 243-0431

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

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO

SIDE 3 REAR 3

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: 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.

Karl Metzger
Department Approval
3/31/92
Date Approved

Gerald P. York
Applicant Signature
3-31-92
Date

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

