

DATE SUBMITTED: 12/17/92

PERMIT NO. 43809 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 793 22 Rd

SQ. FT. OF BLDG: 5000 SF

SUBDIVISION _____

SQ. FT. OF LOT: 13.83 acres

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: /

TAX SCHEDULE # 2697-361-00-055

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

OWNER PAUL G. PATTERSON
(Pitts / Northwest Trailer Park)

USE OF EXISTING BUILDINGS:
Office / Store for campground

ADDRESS 793 22 Rd

DESCRIPTION OF WORK AND INTENDED USE:
upper story - living area

TELEPHONE: 242-8110

320 SF Game room w/ deck above
Addition

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

FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 55 from el

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0 REAR 0

CENSUS TRACT: 15 TRAFFIC ZONE: 6

MAXIMUM HEIGHT 40'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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.

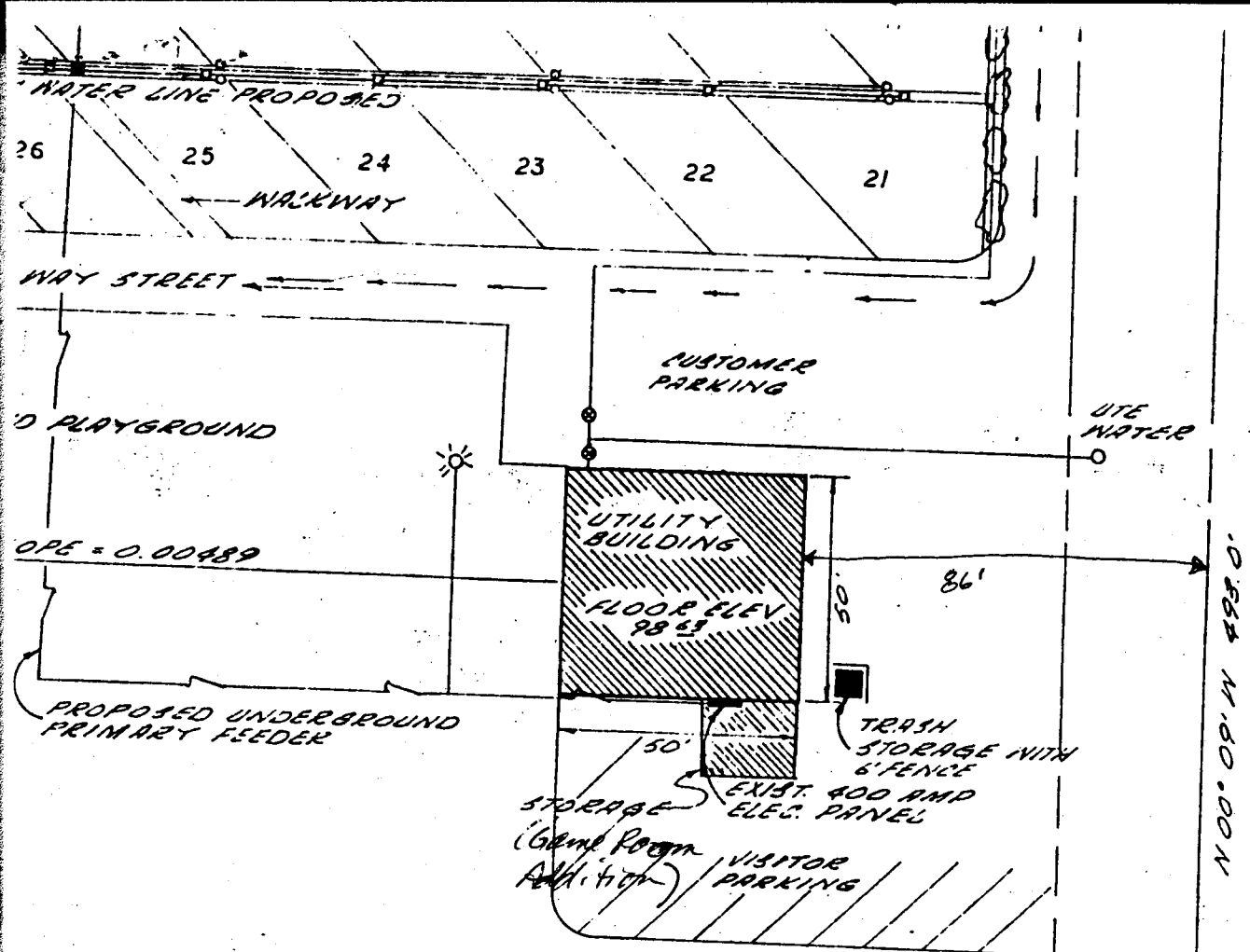
Angeline Barrett
Department Approval

LeRoy Jensen
Applicant Signature

12/17/92
Date Approved

12-17-92
Date

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



ACCEPTED *J. Barrett*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE DEVELOPER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DEVELOPMENT