

DATE SUBMITTED: 4/29/92

PERMIT NO. 416581

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1354 N 23rd

SQ. FT. OF BLDG: 30' x 40'

SUBDIVISION _____

SQ. FT. OF LOT: 50' x 211.85'

FILING # _____ BLK # _____ LOT # 12

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-124-00-012

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

OWNER Joe Newmyer

USE OF EXISTING BUILDINGS: Single Family

ADDRESS 1354 N 23rd

DESCRIPTION OF WORK AND INTENDED USE: Detached Garage

TELEPHONE: 241-7223

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'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 3' REAR 3'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32'

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.

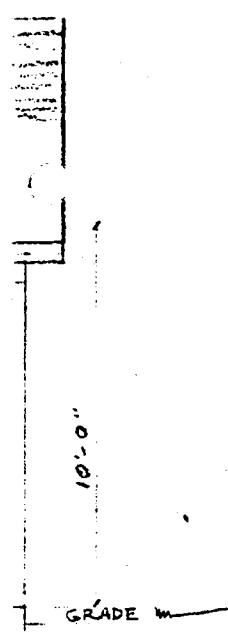
B. Paulson
Department Approval

X Joe Newmyer
Applicant Signature

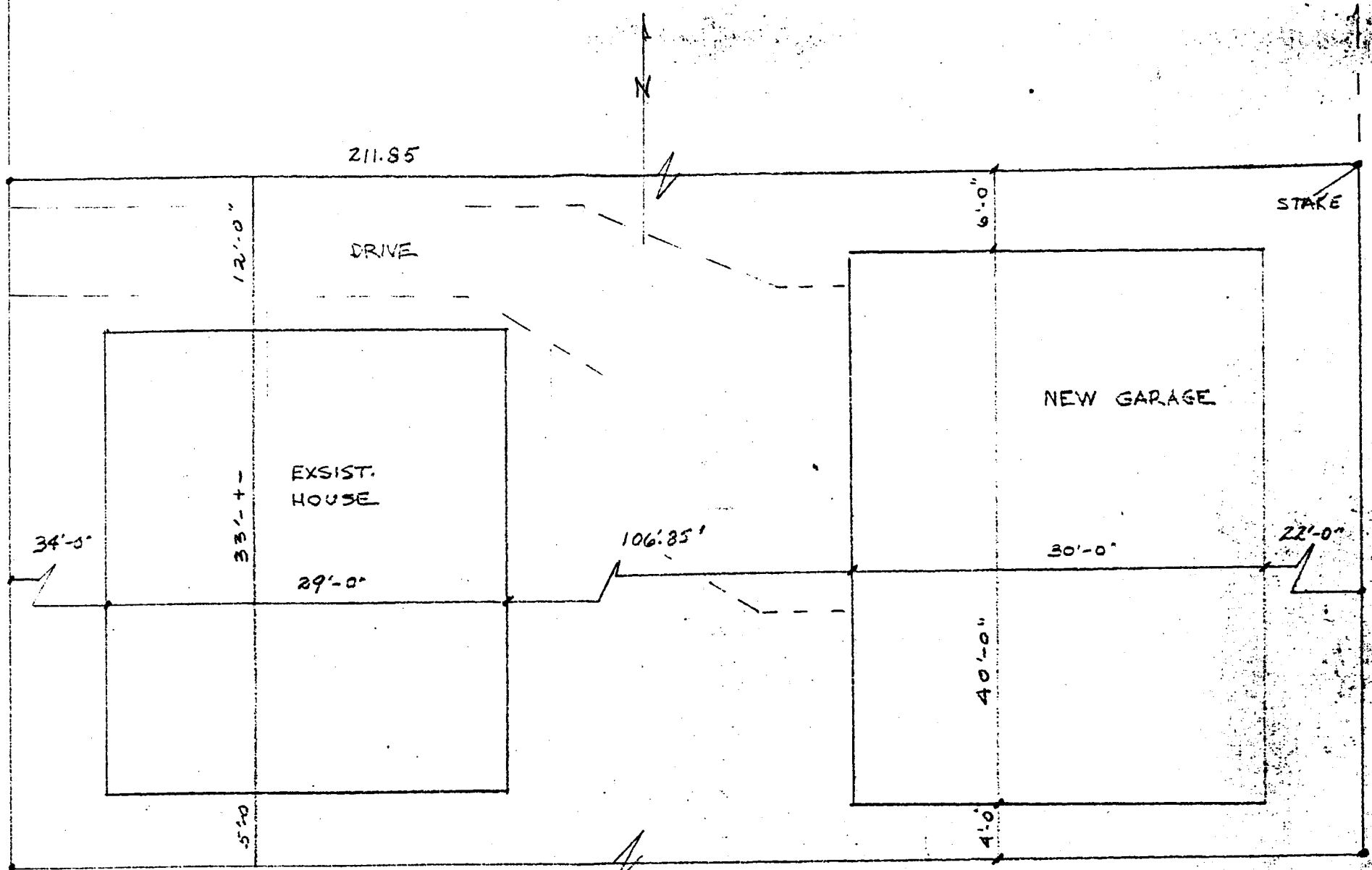
4/28/92
Date Approved

Date

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



TWENTY THIRD STREET



ACCEPTED PP 4/29/92
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1354 N. 23RD. LOT NO 012 SUNDIAL GARDENS - GRAND JCT. CO.
 SCALE 1/8" = 1'-0"
 PLOT PLAN

ROOF EDGE