

DATE SUBMITTED: 1/2/92

PERMIT NO. 40680 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1830 N 23rd

SQ. FT. OF BLDG: 425

SUBDIVISION BAILEY'S

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 1 (pt.)

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-02-011

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

OWNER Rocky Theumissen

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 1830 N. 23^d ST.

DESCRIPTION OF WORK AND INTENDED USE: NEW GARAGE (ATTACHED)

TELEPHONE: 242-8976

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 5 REAR 15

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.

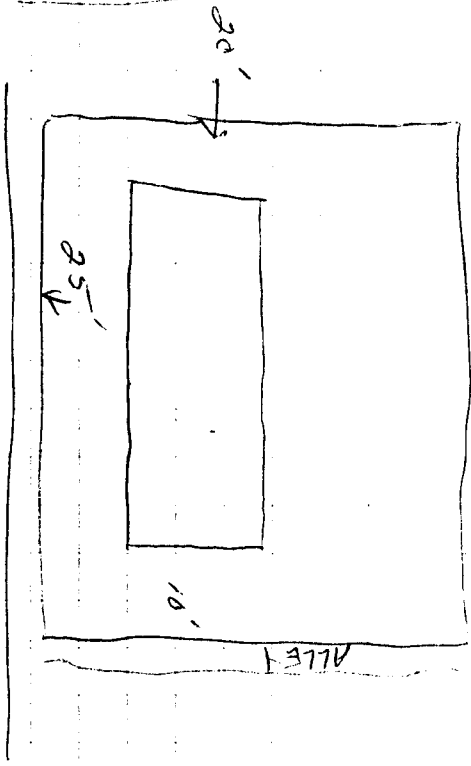
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
1/2/92
Date Approved

[Signature]
Applicant Signature
1-2-92
Date

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

33D ST.



RICHARD ST.

38'

35'

ALLEY

ACCEPTED *12/19/2011*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO OBTAIN ALL NECESSARY EASEMENTS
LOCATED AND PROPERTY EASEMENTS
AND PROPERTY LINES.