

DATE SUBMITTED: July 17, 92

PERMIT NO. 42360 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 433 N 25th St

SQ. FT. OF BLDG: 950 sq. ft. APPROX.

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 5 LOT # 010

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 29HS-131-13-910

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

OWNER Bruce & Loresy Burroughs

USE OF EXISTING BUILDINGS: Home

ADDRESS 433 N. 25th St.

DESCRIPTION OF WORK AND INTENDED USE: GARAGE - AND FAMILY ROOM

TELEPHONE: 243-1503

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

FOR OFFICE USE ONLY

ZONE RSE-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45 ft from center line
or 20' from property line

GEOLOGIC HAZARD: YES _____ NO _____
whichever is greater

SIDE 5 ft REAR 15 ft

CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 32 ft

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.

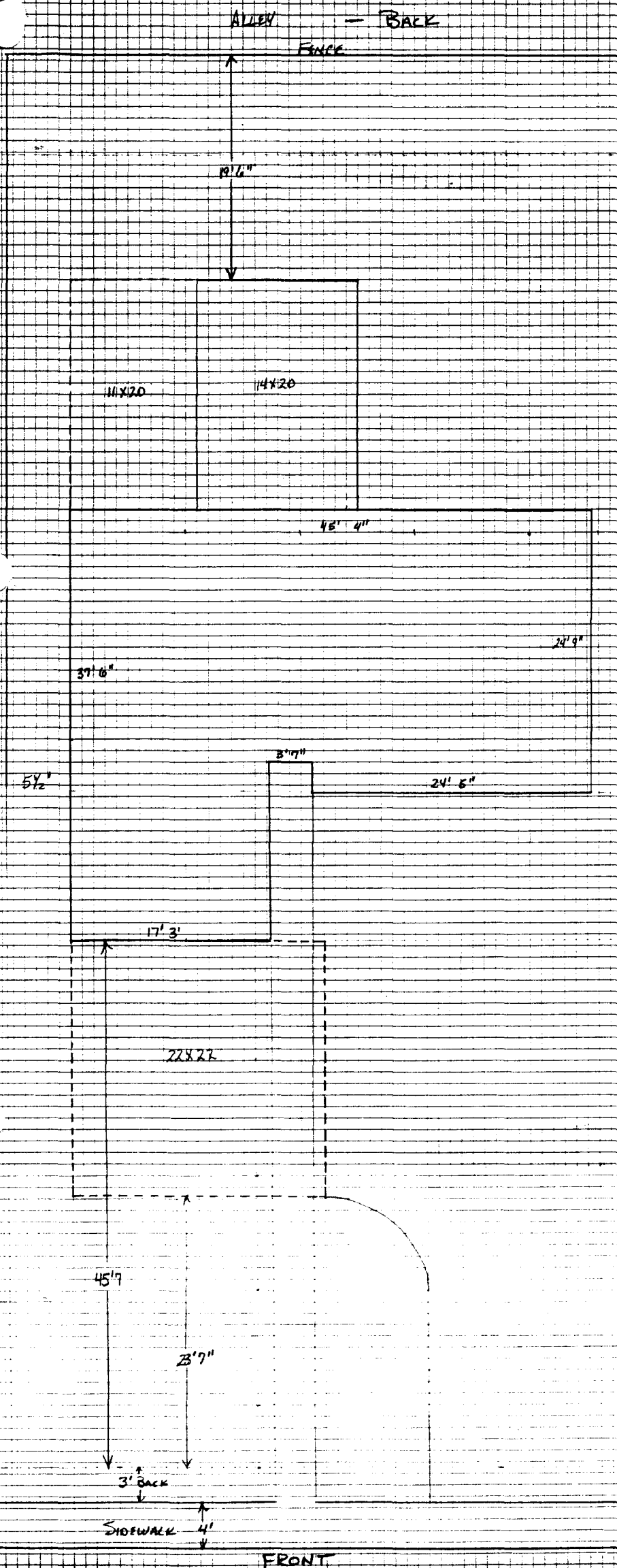
M. Pity
Department Approval

Bruce A. Burroughs
Applicant Signature

7-20-92
Date Approved

7/20/92
Date

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



ACCEPTED *MP*
 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.