

DATE SUBMITTED: 3-5-92

PERMIT NO. 41152

FEE \$ 5.00

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1405 N. 25<sup>TH</sup> ST.

SQ. FT. OF BLDG: 330

SUBDIVISION SUNDIAL GARDENS

SQ. FT. OF LOT: 5350

FILING # \_\_\_\_\_ BLK # 1 LOT # 9-10

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-21-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER JAMES & KARIN FARLEY

USE OF EXISTING BUILDINGS: HOME & STORAGE

ADDRESS 1405 N. 25<sup>TH</sup> ST.

TELEPHONE: 243-6733 HOME  
244-1617 WORK

DESCRIPTION OF WORK AND INTENDED USE: GARAGE FOR WORK SHOP

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

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**FOR OFFICE USE ONLY**

ZONE RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

✓ SETBACKS: FRONT 20'  
ACCESSORY STRUCTURES  
SIDE 3' REAR 3'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT 32'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

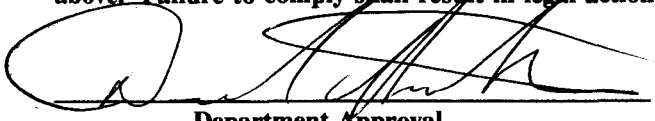
PARKING REQ'MT \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.



Department Approval



Applicant Signature

3-5-92

Date Approved

3-5-92

Date

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

