

DATE SUBMITTED: 8/11/92

PERMIT NO. 42568 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 612 26 3/4 Rd

SQ. FT. OF BLDG: 1000 S.F.

SUBDIVISION Northern Hills Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-024-02-005

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

OWNER Robert Zentner

USE OF EXISTING BUILDINGS: S.F.R.

ADDRESS 612 26 3/4 Rd

DESCRIPTION OF WORK AND INTENDED USE: Add sunroom

TELEPHONE: 241-2581

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-4

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 7 REAR 30

CENSUS TRACT: 10 TRAFFIC ZONE: 17

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
8/11/92
Date Approved

[Signature]
Applicant Signature
8-11-92
Date

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

ACCEPTED 8/11/92 KCC
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.

*Proposed
addition*

