

DATE SUBMITTED: 9-28-92

PERMIT NO. 43018 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 28 1/2 27 3/8 ROAD

SQ. FT. OF BLDG: 600

SUBDIVISION Billings minor
McAdams Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-30720-252-27101

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

OWNER William Allen Burns

USE OF EXISTING BUILDINGS: HOME

ADDRESS 28 1/2 27 3/8 ROAD

DESCRIPTION OF WORK AND INTENDED USE:
DETACHED GARAGE

TELEPHONE: 242-4655

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

FOR OFFICE USE ONLY

ZONE R3F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property line

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' 3' REAR 3'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

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.

Angeline Bassett
Department Approval

William Allen Burns
Applicant Signature

9/28/92
Date Approved

9-28-92
Date

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

