

DATE SUBMITTED: 7-23-92

PERMIT NO. 42420 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 522 28 1/4 Road

SQ. FT. OF BLDG: 20x30 (600 SF)

SUBDIVISION - NA -

SQ. FT. OF LOT: 50x300 (15,000 SF)

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: ONE

TAX SCHEDULE # 2943-073-00-161

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

OWNER Roger O'Brien

USE OF EXISTING BUILDINGS: Residential

ADDRESS Box 4979, Grd Jct, CO 81502

DESCRIPTION OF WORK AND INTENDED USE: Double CAR PORT

TELEPHONE: 303/242-2347

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'-PL-45'-CENTER OF ROW

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 3'

CENSUS TRACT: 11 TRAFFIC ZONE: 30

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.

[Signature]
Department Approval

Roger O'Brien
Applicant Signature

7-23-92
Date Approved

Date

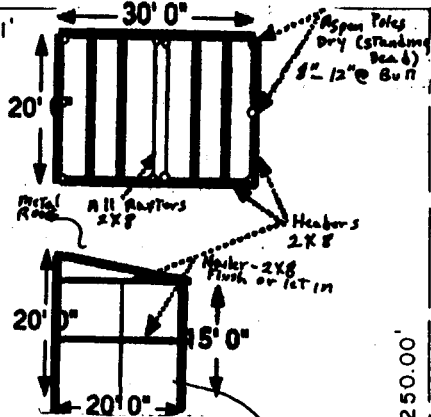
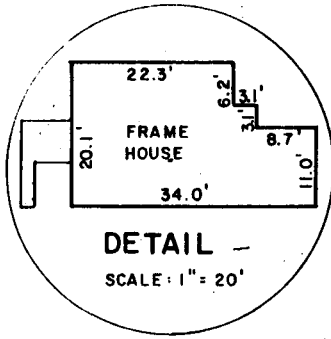
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

SW1/16 COR.
SECTION 7
T1S, R1E, U.M.

ELM AVENUE

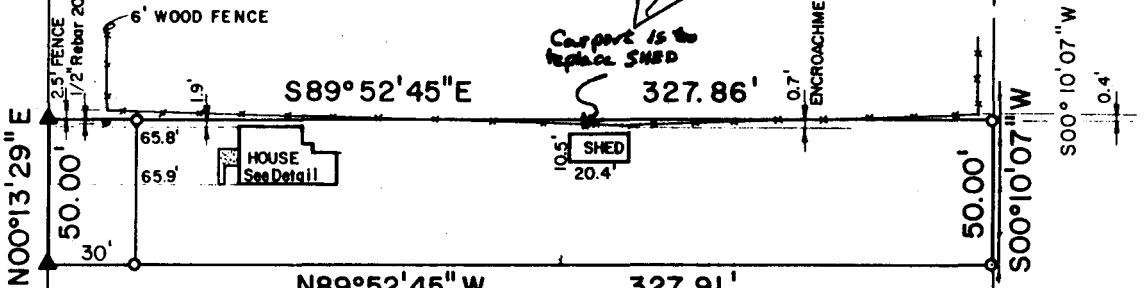
N89°52'45"W

327.61' 30'0" 327.62'



NW 1/4, SE 1/4, SW 1/4

28 1/4 ROAD

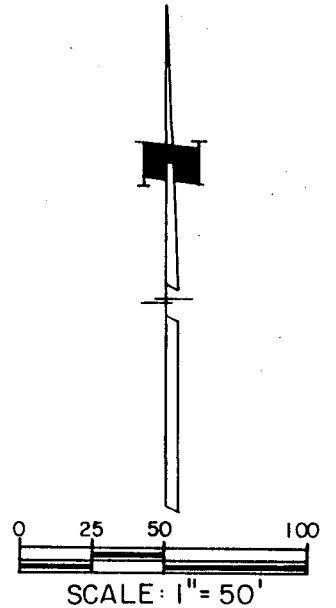


LEGEND

- MESA COUNTY SURVEY MONUMENT
- MESA COUNTY REFERENCES USED TO ESTABLISH POINT ON MANHOLE COVER
- ▲ CITY MONUMENT
- SET 5/8" REBAR W/CAP " PLS NO. 24943"

ACCEPTED *JK*
 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.

SW 1/4, SE 1/4, SW 1/4



W1/16, S BDRY.
SECTION 7
T1S, R1E, U.M.

657.82'

S89°48'22"E

NOTICE: According to Colorado legal action based upon any defect after you first discover such defect upon any defect in this survey by from the date of the certification: