

DATE SUBMITTED: 4-30-92

PERMIT NO. 41671
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 516 28 1/2 ROAD

SQ. FT. OF BLDG: _____

SUBDIVISION HUTT SOB.

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 11

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2943-074-13-009

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

OWNER VIOLET M SHARITZ

USE OF EXISTING BUILDINGS: SINGLE FAMILY RES

ADDRESS same

TELEPHONE: 241-3294

DESCRIPTION OF WORK AND INTENDED USE: ADDITION OF AWNING 12x15

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 X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5 REAR 15

CENSUS TRACT: 6 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.

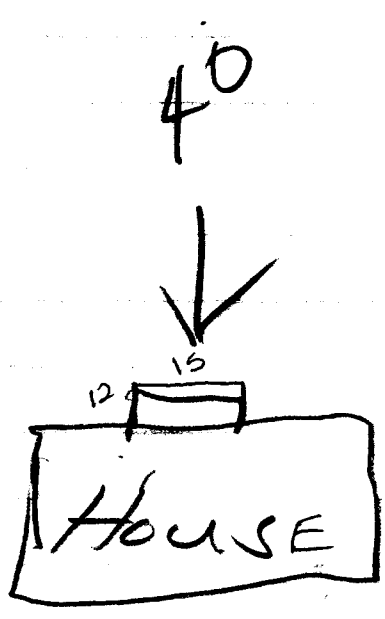
B. Paulson
Department Approval

Chuck Balda
Applicant Signature

4/30/92
Date Approved

4-30-92
Date

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



28 1/2 RD

ACCEPTED *SP* 4-30-92
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.