

DATE SUBMITTED: 8-7-92

PERMIT NO. 42528

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 561 28 Rd.

SQ. FT. OF BLDG: 2300

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 15

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-10-030

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

OWNER EARL AND Barbara Phillips

USE OF EXISTING BUILDINGS: home

ADDRESS 561 28 Rd. GTCO

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 241 7425

addition of redwood deck

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' from Property Line

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 6e TRAFFIC ZONE: 28

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

[Signature]
Applicant Signature

8-7-92
Date Approved

8-7-92
Date

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

150'

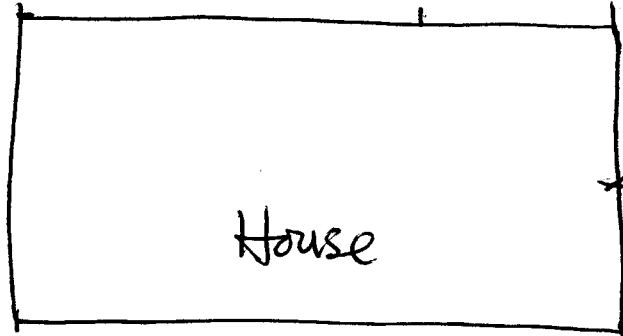
68'

60'

14'

Deck 12'

15'



House

ACCEPTED *AK* 8-7-92
 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.

28 Street

GARLAND PHILLIPS
 561 28 Rd.
 OJ.