

DATE SUBMITTED: 10-26-92

PERMIT NO. 43314 ✓

FEE \$ _____

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 561 28 Rd.

SQ. FT. OF BLDG: 864 sq. FT.

SUBDIVISION K54

SQ. FT. OF LOT: 10,500 sq. FT.

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: 1

OWNER Garland Phillips

USE OF EXISTING BUILDINGS: Residence

ADDRESS 561 28 Rd.

DESCRIPTION OF WORK AND INTENDED USE: Detached garage

TELEPHONE: 241-7425

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

FOR OFFICE USE ONLY

ZONE R5F-8

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO

SIDE 3' REAR 3'

CENSUS TRACT: 6 TRAFFIC ZONE: 29

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

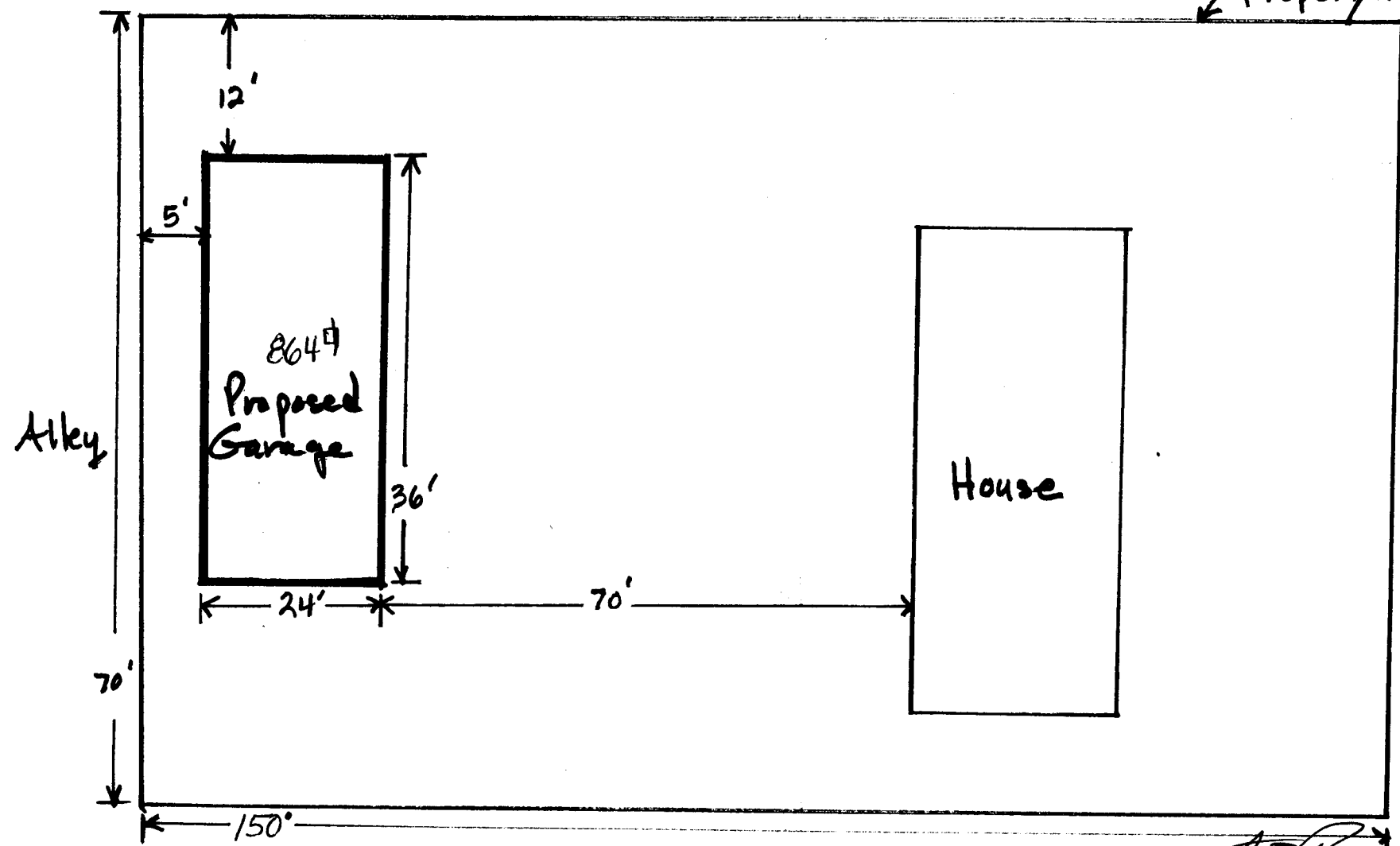
10-26-92
Date Approved

10/26/92
Date

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



Property lines



SITE PLAN
 PROPOSED GARAGE ADDITION
 561 28 Road
 Grand Junction, CO
 for
 Garland and Barbara Phillips

ACCEPTED *[Signature]*
 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.