

DATE SUBMITTED: 4/16/92

PERMIT NO. 41514 ✓

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1153 BOOK CLIFF

SQ. FT. OF BLDG: 24' x 24'

SUBDIVISION N/A

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2945-111-00-135

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER FLOYD & LORRAINE O'NAN

USE OF EXISTING BUILDINGS: _____

ADDRESS 1153 BOOK CLIFF AV

DESCRIPTION OF WORK AND INTENDED USE: ATTACHED CARPORT

TELEPHONE: 243 5344

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

FOR OFFICE USE ONLY

ZONE RMF-64

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 10 REAR 20

CENSUS TRACT: 5 TRAFFIC ZONE: 27

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: _____

N/A

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

4/16/92
Date Approved

Date

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

ACCEPTED *K6M 4/16/92*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPT. OF THE CITY OF
RESPONSIBLE FOR PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

135



Booked: ff

