

DATE SUBMITTED: 8/17/92

PERMIT NO. 42570 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2741 Cheyenne Dr

SQ. FT. OF BLDG: 2200

SUBDIVISION Bookcliff Uizw

SQ. FT. OF LOT: 6300

FILING # ✓ BLK # 1 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-243-12-004

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

OWNER John H. Virginia Crawford

USE OF EXISTING BUILDINGS: Private home

ADDRESS 2741 Cheyenne Dr Grand Jct. CO

TELEPHONE: (303) 242-1948

DESCRIPTION OF WORK AND INTENDED USE: Add car port to side of garage, parking

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

GEOLOGIC HAZARD: YES NO ✓

SIDE 5 REAR 15

CENSUS TRACT: 13 TRAFFIC ZONE: 80

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.

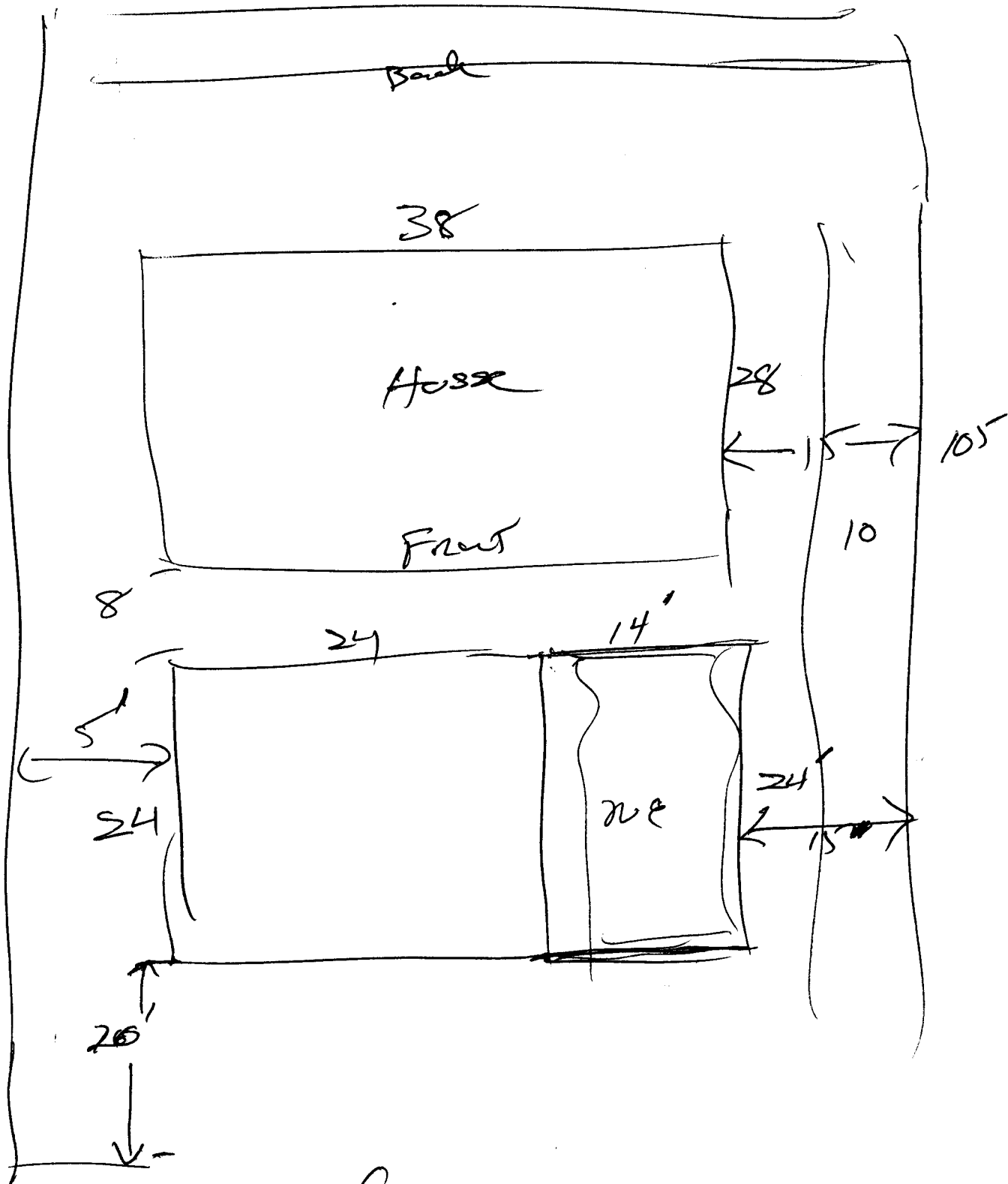
Kristen K. Adcock
Department Approval

John H. Crawford
Applicant Signature

8/17/92
Date Approved

8-11-92
Date

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



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ACCEPTED KKA 8/17/92
 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.