

DATE SUBMITTED: 5/22/92

1/17/90
change in use
sheetrock
33409 7/13/89
w/1
revised
33363 8/19
upratt
services

PERMIT NO. 34932
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 756 Chipeta SQ. FT. OF BLDG: 25 x 20

SUBDIVISION _____ SQ. FT. OF LOT: 72 x 125

FILING # _____ BLK # 249 LOT # 21221 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294514126012 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Patty Costello USE OF EXISTING BUILDINGS: Storage

ADDRESS 756 Chipeta DESCRIPTION OF WORK AND INTENDED USE: Construct stairway - access to space.

TELEPHONE: 249-6226

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

FOR OFFICE USE ONLY

ZONE EMF-64 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 50' GEOLOGIC HAZARD: YES _____ NO X

SIDE 3 REAR 3 CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: N/A SPECIAL CONDITIONS: See # 89-5-1 90-1

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 L. Anderson
Department Approval

Russell Larson
Applicant Signature

5/22/92
Date Approved

5-22-92
Date

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

LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

LHA 5/22/92

Proposed drain to storage in
garage

