

DATE SUBMITTED: 3-24-92

PERMIT NO. 41321 ✓

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 603 Chipeta

SQ. FT. OF BLDG: 17 x 23

SUBDIVISION GRAND JUNCTION

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 1e1 LOT # 1#2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-142-31-001

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

OWNER Gary Stubler

USE OF EXISTING BUILDINGS: Home & Garage

ADDRESS 603 Chipeta

TELEPHONE: 243-7954

DESCRIPTION OF WORK AND INTENDED USE: Put a foundation, slab & drive under existing garage. NEW ROOF & NEW SIDING

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 \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR \_\_\_\_\_

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

*Handwritten notes:*  
Existing Bldg  
Garage Only

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.

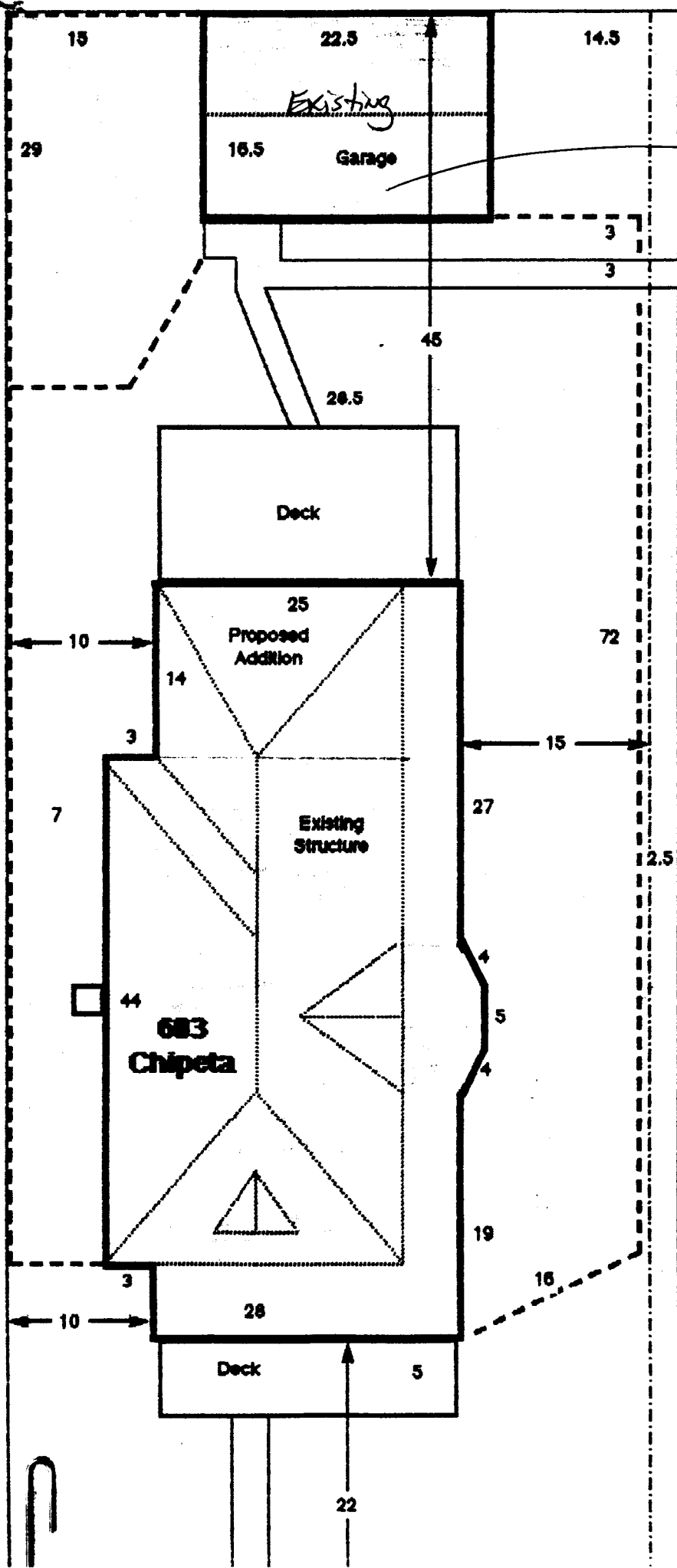
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval  
3-24-92  
Date Approved

[Signature]  
Applicant Signature  
3/24/92  
Date

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

7/8" = 10 R.



*Clearance for Garage only*

6th Street