

DATE SUBMITTED: 3/24/92

PERMIT NO. 41319 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 404 W. Chipeta SQ. FT. OF BLDG: 576

SUBDIVISION CARPENTER SUBDIVISION SQ. FT. OF LOT: 6250

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-151-00-048 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER YVONNE SALDANA & JULIE Y.F. DIAZ USE OF EXISTING BUILDINGS: _____

ADDRESS 404 W. QUAY DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 241-4037 GARAGE

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: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT 36 PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A 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.

Karl M. Nelson
Department Approval
3/24/92
Date Approved

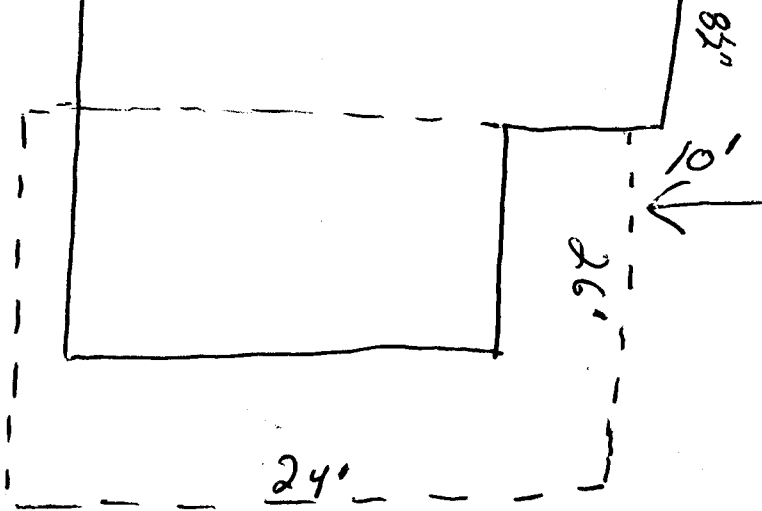
Robert Yribia
Applicant Signature
3-24-92
Date

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

50'

see other side

ACCEPTED 3/24/92 KLL
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPT. IT IS THE RESPONSIBILITY OF THE
 RESPONDER TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



27'

FRONT

125'