

DATE SUBMITTED: 9/30/92

PERMIT NO. 43061 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1225 Colorado Ave

SQ. FT. OF BLDG: 1200 SF

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 6250

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-133-13-013

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

OWNER Nellie Brunner

USE OF EXISTING BUILDINGS:  
single family residence

ADDRESS 1225 Colorado Ave

DESCRIPTION OF WORK AND INTENDED USE:  
New storage shed

TELEPHONE: 245-2676

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-B

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 50' from rd  
Detached  
SIDE 3' REAR 3'

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

CENSUS TRACT: 2 TRAFFIC ZONE: 40

MAXIMUM HEIGHT 32

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

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

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.

Angeline Barrett  
Department Approval

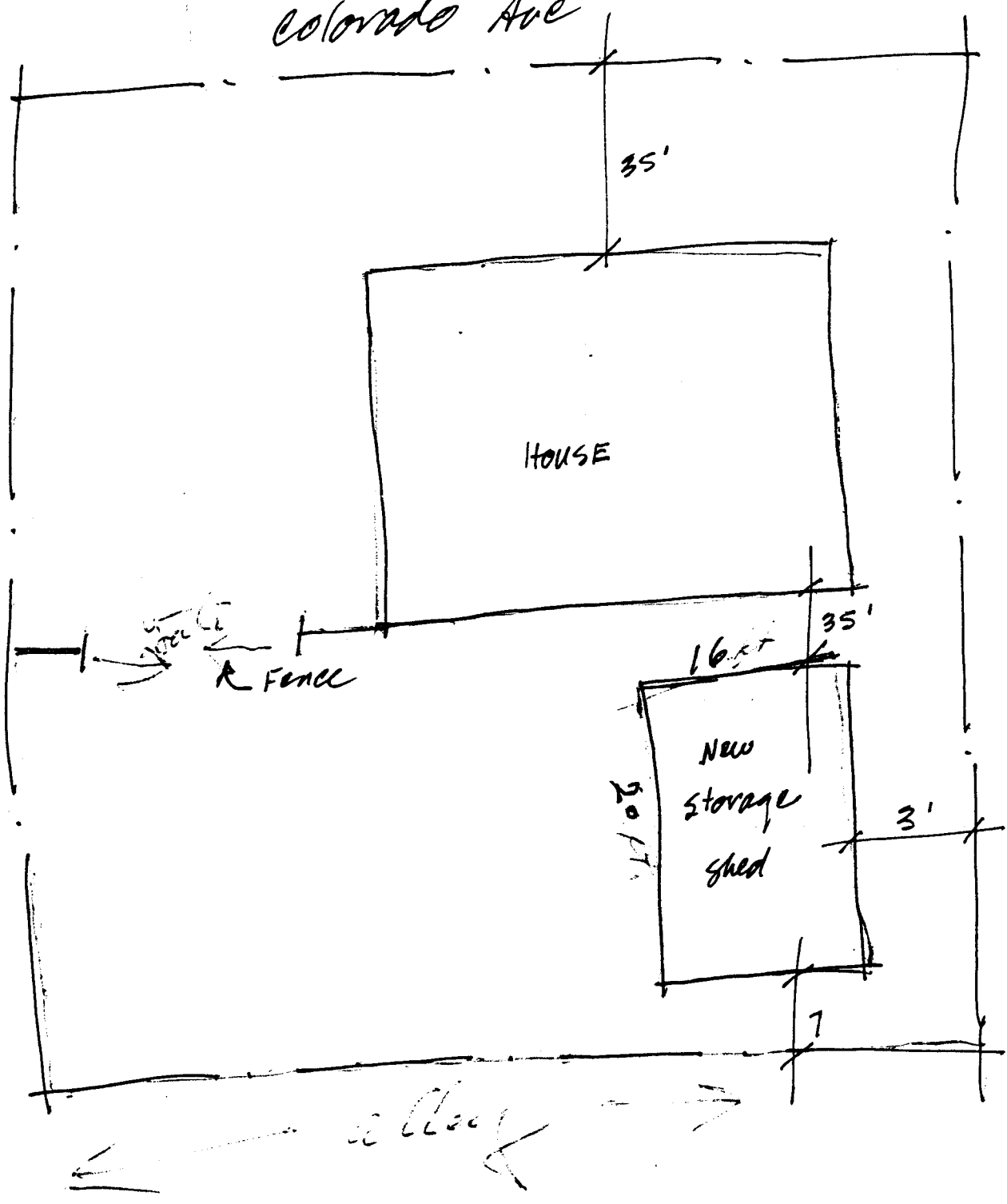
Marvin L Weaver  
Applicant Signature

9/30/92  
Date Approved

9/30/92  
Date

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

Colorado Ave



1225 Colorado