

DATE SUBMITTED: 10/7/92

PERMIT NO. 432581

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2062 Elm Avenue SQ. FT. OF BLDG: ext. house 1600 SF

SUBDIVISION Ormsbee Sub. SQ. FT. OF LOT: 18900

FILING # _____ BLK # 5 LOT # 018 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-074-09-018 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Susan Altland / James Brooks

USE OF EXISTING BUILDINGS: Single family residence w/ shed

ADDRESS 2062 Elm Avenue

DESCRIPTION OF WORK AND INTENDED USE: new garage (720 SF)

TELEPHONE: 241-6367

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

FOR OFFICE USE ONLY

ZONE R5F-8 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' From property GEOLOGIC HAZARD: YES _____ NO X

SIDE 3' Access REAR 3' Access CENSUS TRACT: 6 TRAFFIC ZONE: 30

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.

Angelina Barrett
Department Approval

James Lee Brooks
Applicant Signature

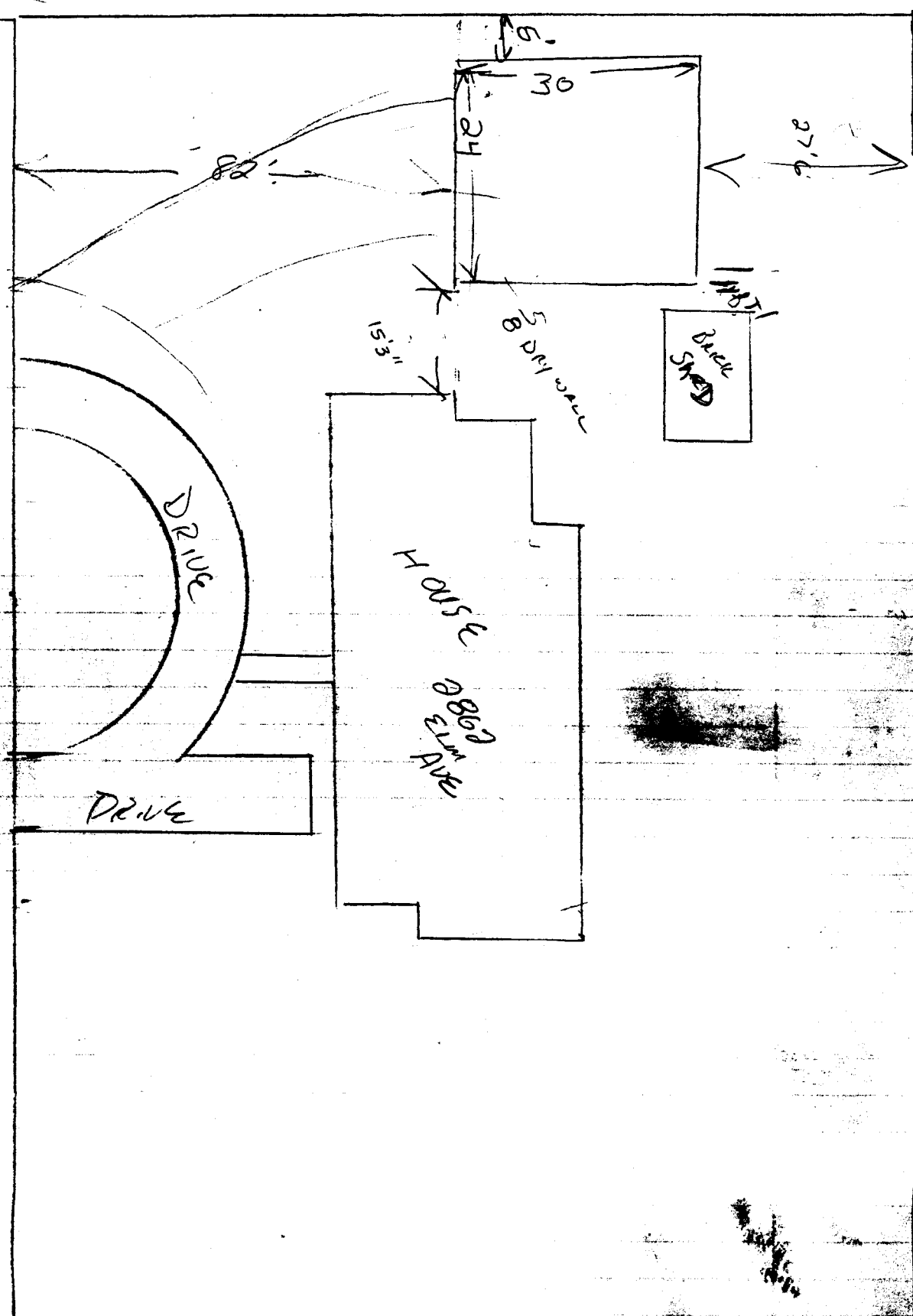
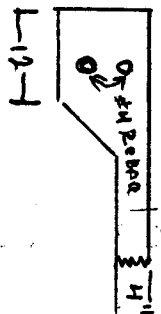
10/7/92
Date Approved

10/7-92
Date

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

1 by mono 2pc Repair in Foster
1022

140



SIDE WALK
PE. 41
PE BAR CONT WALKS