

DATE SUBMITTED: 2/18/92

PERMIT NO. 412412

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2867 1/2 ELM

SQ. FT. OF BLDG: 20'x24'

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294B-074-00-032

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Ron Fay

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS 2867 1/2 ELM.

TELEPHONE: 245-0904

DESCRIPTION OF WORK AND INTENDED USE: 20'x24' FAMILY ROOM ADD.

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-8

FLOODPLAIN: YES _____ NO 1

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 REAR 15

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.

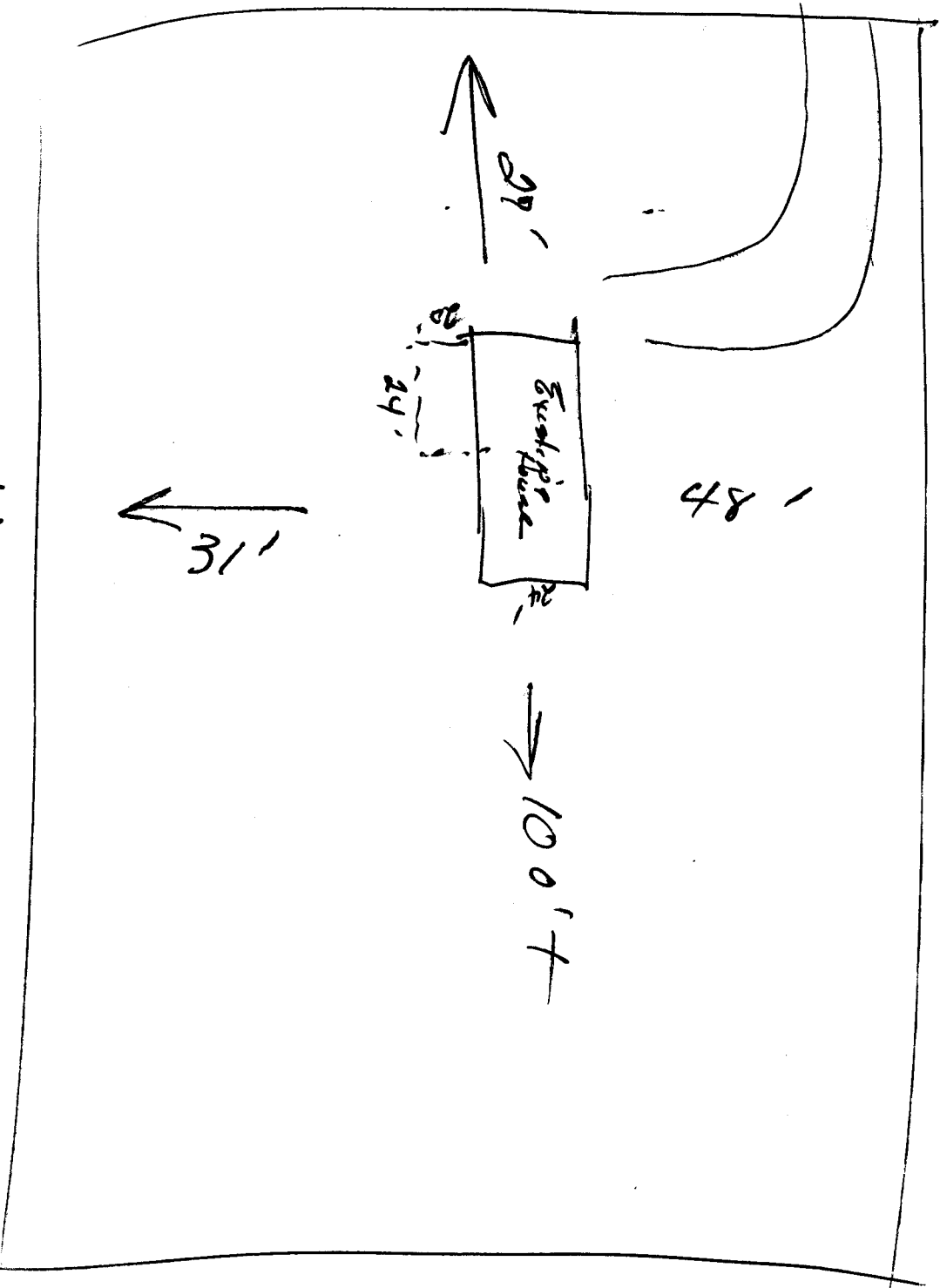
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kurt M. Meyer
Department Approval
2/18/92
Date Approved

Shawn Washington
Applicant Signature
18 FEB 92
Date

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

H. B. M.



W.

E.

S.