

DATE SUBMITTED: 12/1/92

PERMIT NO. 43631 ✓
43632 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2479 F 1/4 Rd

SQ. FT. OF BLDG: 192 sq ft patio cover 115

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-04-00-056

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER Paul Kern

USE OF EXISTING BUILDINGS: wood & garden tool / single family home

ADDRESS 2479 F 1/4 Rd

TELEPHONE: 542 6971

DESCRIPTION OF WORK AND INTENDED USE: Build new wood shed & patio

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

FOR OFFICE USE ONLY

ZONE PR-17

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____

CENSUS TRACT: 10 TRAFFIC ZONE: 4

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: Well suggested limits

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.

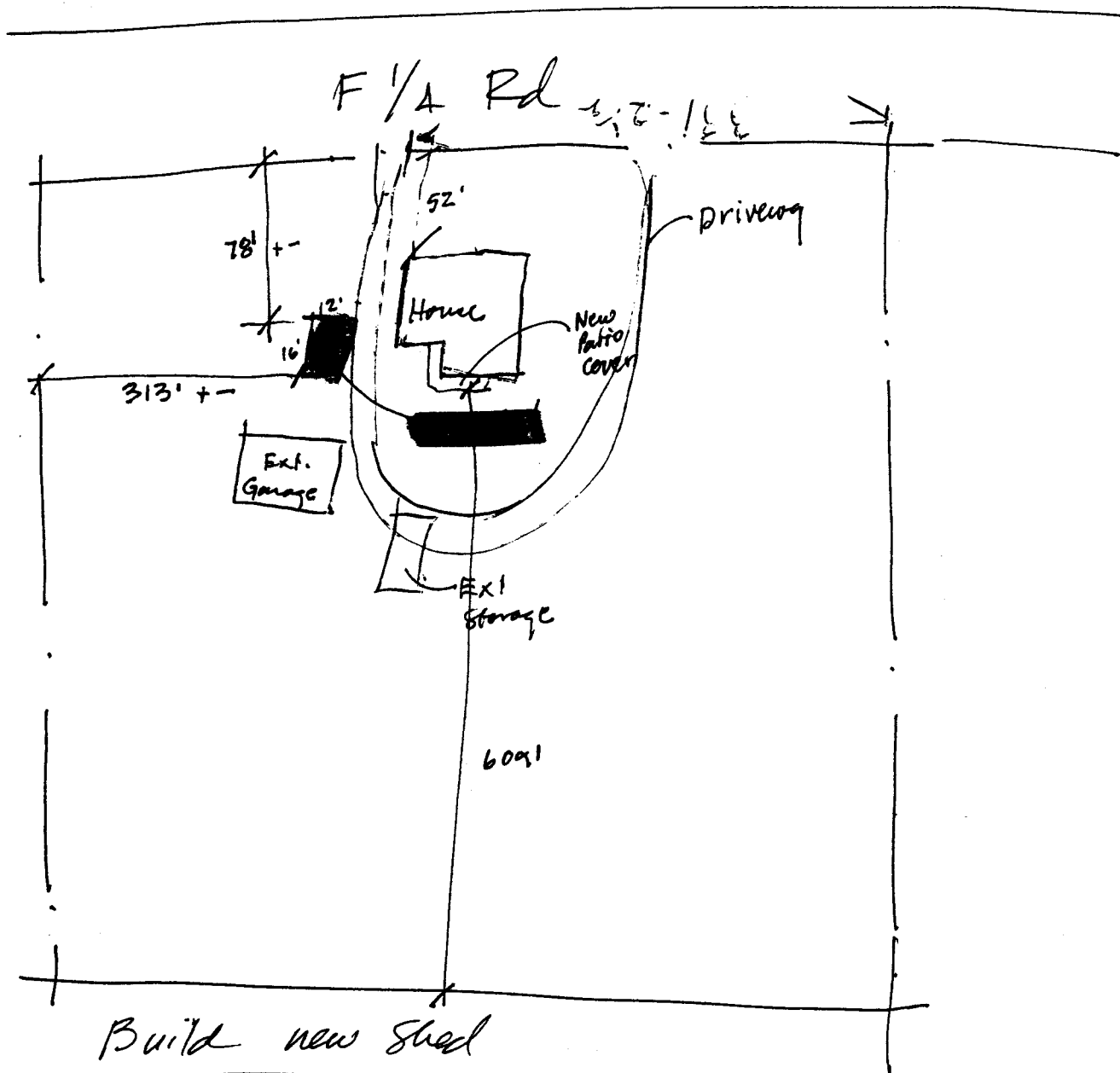
Angelini Barrett
Department Approval

Paul Kern
Applicant Signature

12/1/92
Date Approved

Dec 1 - 92
Date

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



Build new shed

ACCEPTED A. Barrett
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.