

DATE SUBMITTED: 10/5/92

10/12/92

PERMIT NO. 43143 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2554 1/2 F Rd

SQ. FT. OF BLDG: 969

SUBDIVISION Pewee Sub

SQ. FT. OF LOT: 8712

FILING # 1 BLK # 1 LOT # 008

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-034-00-028

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

OWNER Ken + Melanie Haining

USE OF EXISTING BUILDINGS:

ADDRESS 2554 1/2 F Rd

Residence

TELEPHONE: 245-2704

DESCRIPTION OF WORK AND INTENDED USE:

Addition - GARAGE, 2 Bed, Bath
ground floor & upstairs (1264 SF)

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 X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 24

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

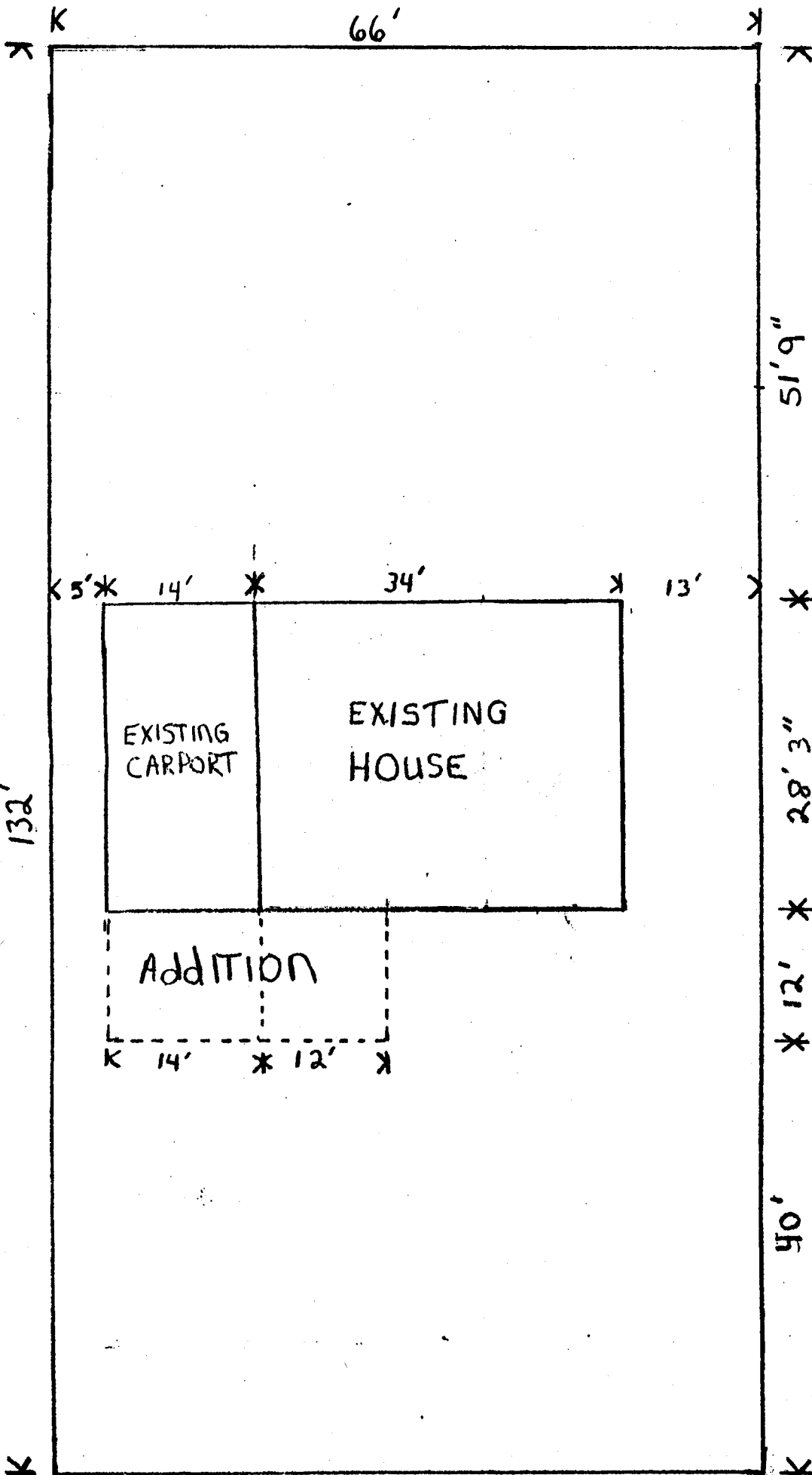
Ken Haining
Applicant Signature

10/5/92
Date Approved

10/5/92
Date

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

25 1/2 Rd.
Approx 85yds



FRD
Approx 90yds.

ACCEPTED 10/5/02 AB
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.

SCALE: 3/32" = 1'