

DATE SUBMITTED: 3-18-92

PERMIT NO. 41440 ✓

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1510 Grand Ave SQ. FT. OF BLDG: 576

SUBDIVISION Slacomb's SQ. FT. OF LOT: 7250

FILING # _____ BLK # 1 LOT # 10-15; 16-21 ^{part of lots} NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-132-19-010 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Warren + Kore Gates USE OF EXISTING BUILDINGS: home

ADDRESS 1510 Grand 81501 DESCRIPTION OF WORK AND INTENDED USE: building garage

TELEPHONE: 242-3430

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 _____

SIDE 3 REAR 3 CENSUS TRACT: 7 TRAFFIC ZONE: 38

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.

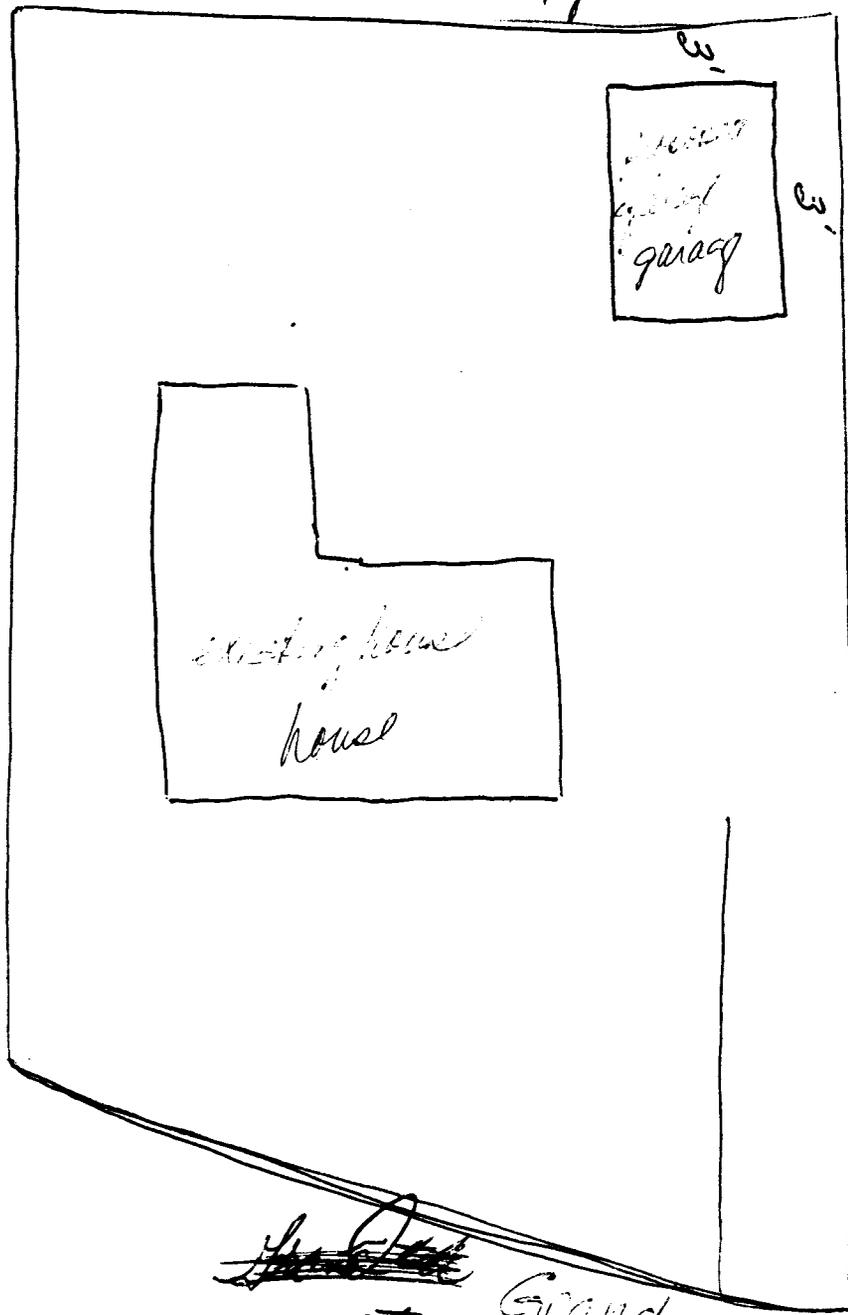
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Poston
Department Approval
3/18/92
Date Approved

Warren D. Gates
Applicant Signature
3-18-92
Date

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

Alley



ACCEPTED

AP 3/18/92

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.