

DATE SUBMITTED: 11-18-92

PERMIT NO. 43557 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2676 G RD.

SQ. FT. OF BLDG: Approx 4,500 sq ft

SUBDIVISION Bella Vista

SQ. FT. OF LOT: 45,600 sq. ft.

FILING # _____ BLK # 8 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-35-26-026

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

OWNER Ken Nelson

USE OF EXISTING BUILDINGS: Residence

ADDRESS 2676 G Rd.

DESCRIPTION OF WORK AND INTENDED USE: Garage (Accessory)

TELEPHONE: 242-6776

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-2

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 55

GEOLOGIC HAZARD: YES _____ NO

SIDE 3' REAR 3'

CENSUS TRACT: 10 TRAFFIC ZONE: 20

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

11-18-92
Date Approved

11/18/92
Date

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

