

DATE SUBMITTED: 11/5/92

11/12/92

PERMIT NO. 43451 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 729 Gunnison

SQ. FT. OF BLDG: 1700

SUBDIVISION City of Grand Jct.

SQ. FT. OF LOT: 7500

FILING # _____ BLK # 49 LOT # 12/13

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-141-26-003

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

OWNER Tony Miles

USE OF EXISTING BUILDINGS: Single family home

ADDRESS 729 Gunnison

DESCRIPTION OF WORK AND INTENDED USE: 2nd story addition, re-roof & new carpet/garage in

TELEPHONE: 241-1848

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

FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 2 TRAFFIC ZONE: 36

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.

Angelina Barrett
Department Approval

[Signature]
Applicant Signature

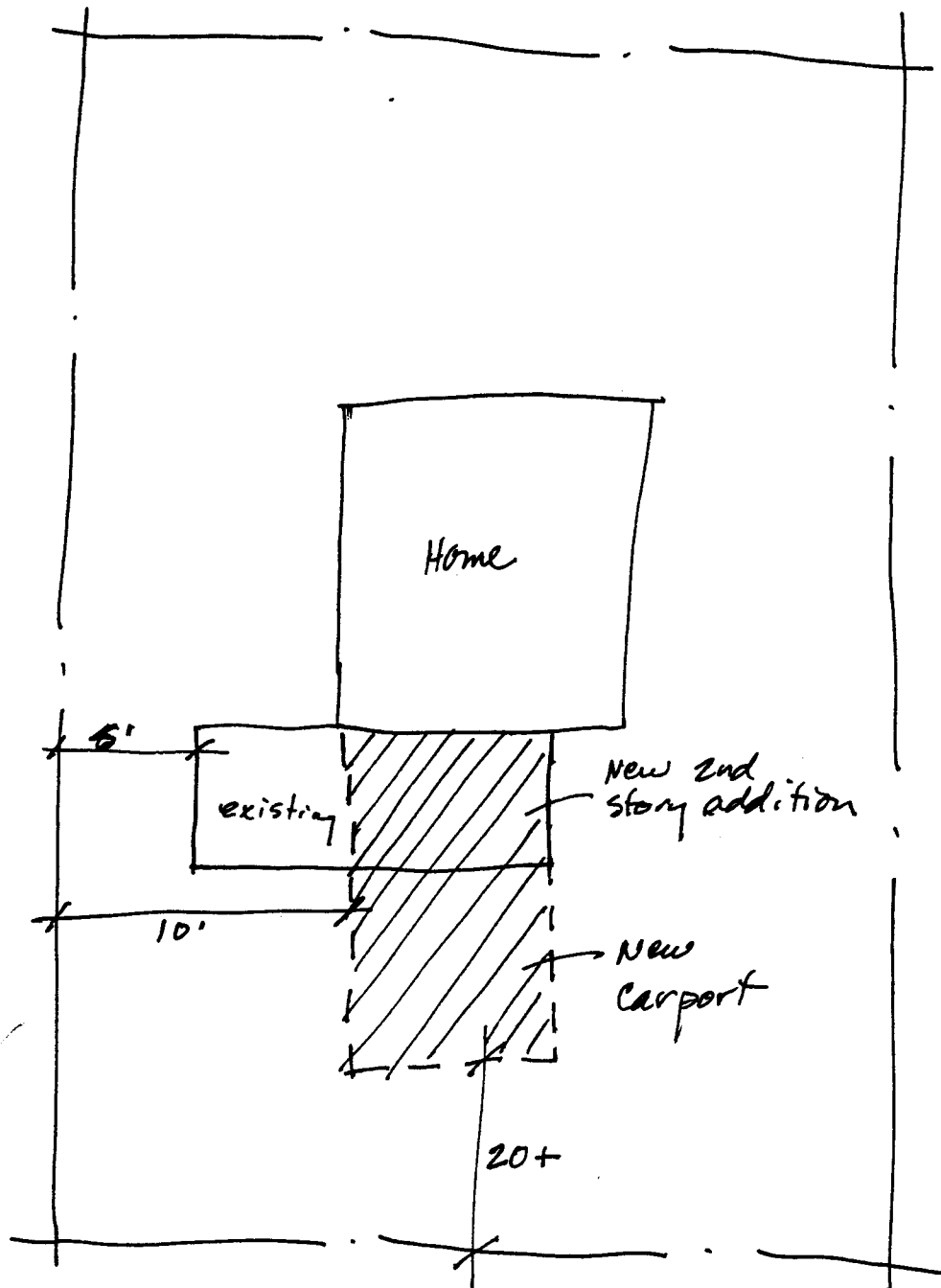
11/5/92
Date Approved

11/5/92
Date

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

Garrison

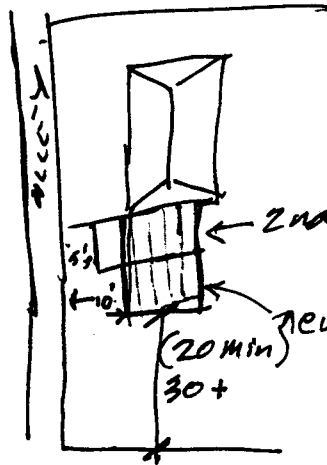
Alley



ACCEPTED a. Barrett
ANY QUANCE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
COMMISSION. REVISIONS
MAY BE REQUIRED. PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

TOP VIEW

GUNNISON



← 2nd story addition (to meet setbacks 10')

new carport

(20 min)
30+

