

DATE SUBMITTED: 2/13/92

PERMIT NO. 40919 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 261 Hall Ave

SQ. FT. OF BLDG: 24 X 28 carport

SUBDIVISION Shenwood Addition

SQ. FT. OF LOT: _____

FILING # _____ BLK # 4 LOT # 15

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-113-02-013

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

OWNER Robert Ruth

USE OF EXISTING BUILDINGS: _____

ADDRESS 261 Hall Ave

Single family

TELEPHONE: 243-0285

DESCRIPTION OF WORK AND INTENDED USE: Carport - Detached

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-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 15' ^{Assessors} REAR 10'

CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT 32'

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: n/a

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
2-14-92
Date Approved

X [Signature]
Applicant Signature

Date

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

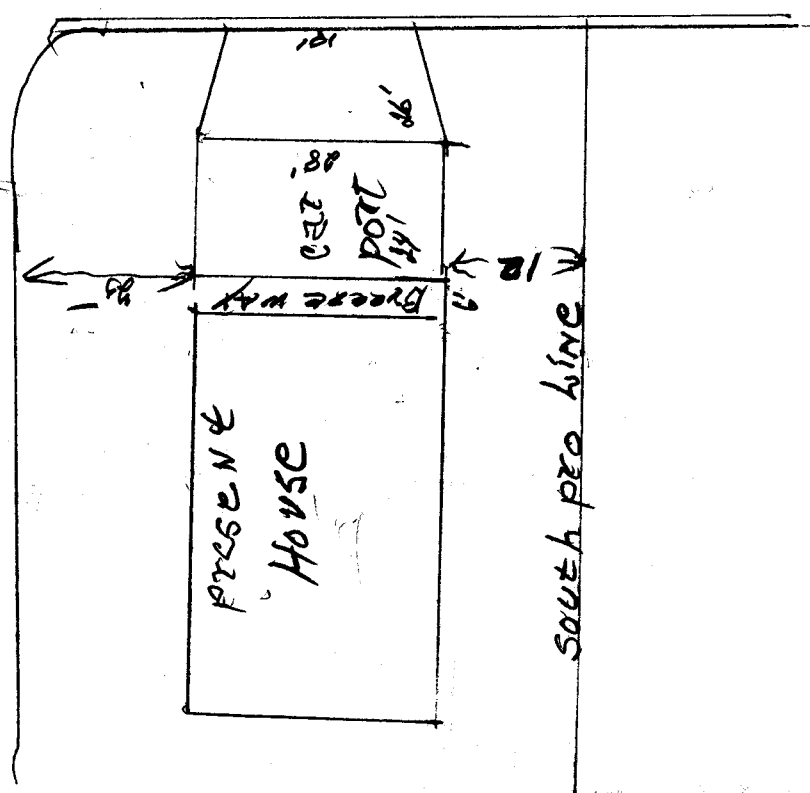
2-14-92

ACCEPTED ~~PLANNING~~ MUST BE
PLANNING DEPARTMENT'S
PROPERLY
RESIDENTS AND IDENTIFY EASEMENTS
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

N

3rd st

HALL AVE



SOUTH PRO LINE

PRESERVE HOUSE

BREAKE WAY

POTT

12'

12'

12'