

DATE SUBMITTED: 3/20/92

PERMIT NO. 41274

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT ^{14x24'}

BLDG ADDRESS 2117 Hall Ave

SQ. FT. OF BLDG: ~~116x24'~~ Carport

SUBDIVISION Del Rey Sub Replat

SQ. FT. OF LOT: 60' x 120'

FILING # _____ BLK # 6 LOT # 3

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-124-06007

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

OWNER Lawrence Azuma

USE OF EXISTING BUILDINGS: Single family

ADDRESS 2117 Hall Ave

TELEPHONE: 242-4822

DESCRIPTION OF WORK AND INTENDED USE: Attached open-sided Carport

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' P.L. or 45'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 3' open carport REAR 7 1/2'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____
roof eave may extend to 3'

SPECIAL CONDITIONS: If the carport is enclosed side setback is 5' and rear setback is 15'

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).

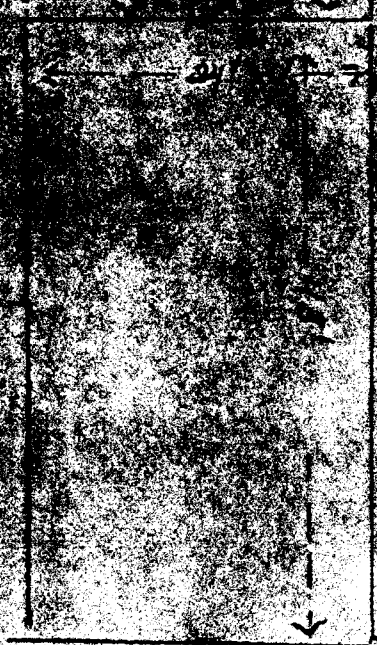
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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 Postner
Department Approval
3/20/92
Date Approved

Lawrence J. Azuma
Applicant Signature
20 March '92
Date

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



HALL AVENUE

WILL AV

2127 HALL AV

ACCEPTED KP 3/20/92
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.