

DATE SUBMITTED: 6/24/92

PERMIT NO. 42186 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1211 Hermosa Ave SQ. FT. OF BLDG: 24 x 32'

SUBDIVISION B & B SQ. FT. OF LOT: 125' x 82.77'

FILING # \_\_\_\_\_ BLK # 1 LOT # 1 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945 013 09 001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Rexell Dale Clifton USE OF EXISTING BUILDINGS: Residence

ADDRESS 1211 Hermosa Ave.

TELEPHONE: 241-5786 DESCRIPTION OF WORK AND INTENDED USE: Construct Garage

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

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FOR OFFICE USE ONLY

ZONE RSF-8 FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT N/A GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE 3' REAR 3' CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32' PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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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.

Kevin L. Anderson  
Department Approval

Deborah J. Clifton  
Applicant Signature

6/24/92  
Date Approved

6-24-92  
Date

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

