

DATE SUBMITTED: 7/9/92

PERMIT NO. 42429 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1718 MAPLE ST

SQ. FT. OF BLDG: 20 x 24

SUBDIVISION WEST LAKE PARK

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-104-10-010

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

OWNER EUGENE WELSH

USE OF EXISTING BUILDINGS: Residential

ADDRESS 1718 MAPLE ST.

DESCRIPTION OF WORK AND INTENDED USE: New GARAGE

TELEPHONE: (303) 241-4711

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

FOR OFFICE USE ONLY

ZONE R9F-5

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 3 REAR 4

CENSUS TRACT: 4 TRAFFIC ZONE: 10

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.

Kathy McGuire
Department Approval
7/9/92
Date Approved

Eugene Welsh
Applicant Signature
July 9, 1992
Date

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

