

DATE SUBMITTED: 11-2-92

PERMIT NO. 43361 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 710 W. MESA SQ. FT. OF BLDG: 1200 SQ. FT.

SUBDIVISION ~~West Lake Park~~ SQ. FT. OF LOT: 13600 SQ. FT.

FILING # _____ BLK # 1 LOT # 10 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-104-04-012 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Richard Lawrence USE OF EXISTING BUILDINGS: Residence

ADDRESS 710 W. MESA

TELEPHONE: 242-0204 DESCRIPTION OF WORK AND INTENDED USE: REMOVE FRONT PORCH

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~~ RSF-8 FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO

SIDE 5' REAR 15' CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT _____ 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.



Department Approval



Applicant Signature

11-1-92

Date Approved

11-2-92

Date

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