

DATE SUBMITTED: Sept. 15, 92

PERMIT NO. 42977

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2335 Mesa Ave.

SQ. FT. OF BLDG: 240^{ft} 12x24

SUBDIVISION _____

SQ. FT. OF LOT: 10,400^{ft}

FILING # _____ BLK # 1 LOT # 17

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-124-08-016

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

OWNER Levi Lucero.

USE OF EXISTING BUILDINGS: Residential

ADDRESS 2335 Mesa Ave.

DESCRIPTION OF WORK AND INTENDED USE: Shed.

TELEPHONE: 242-6618

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

FOR OFFICE USE ONLY

ZONE Residential RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 3'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32'

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.

[Signature]
Department Approval

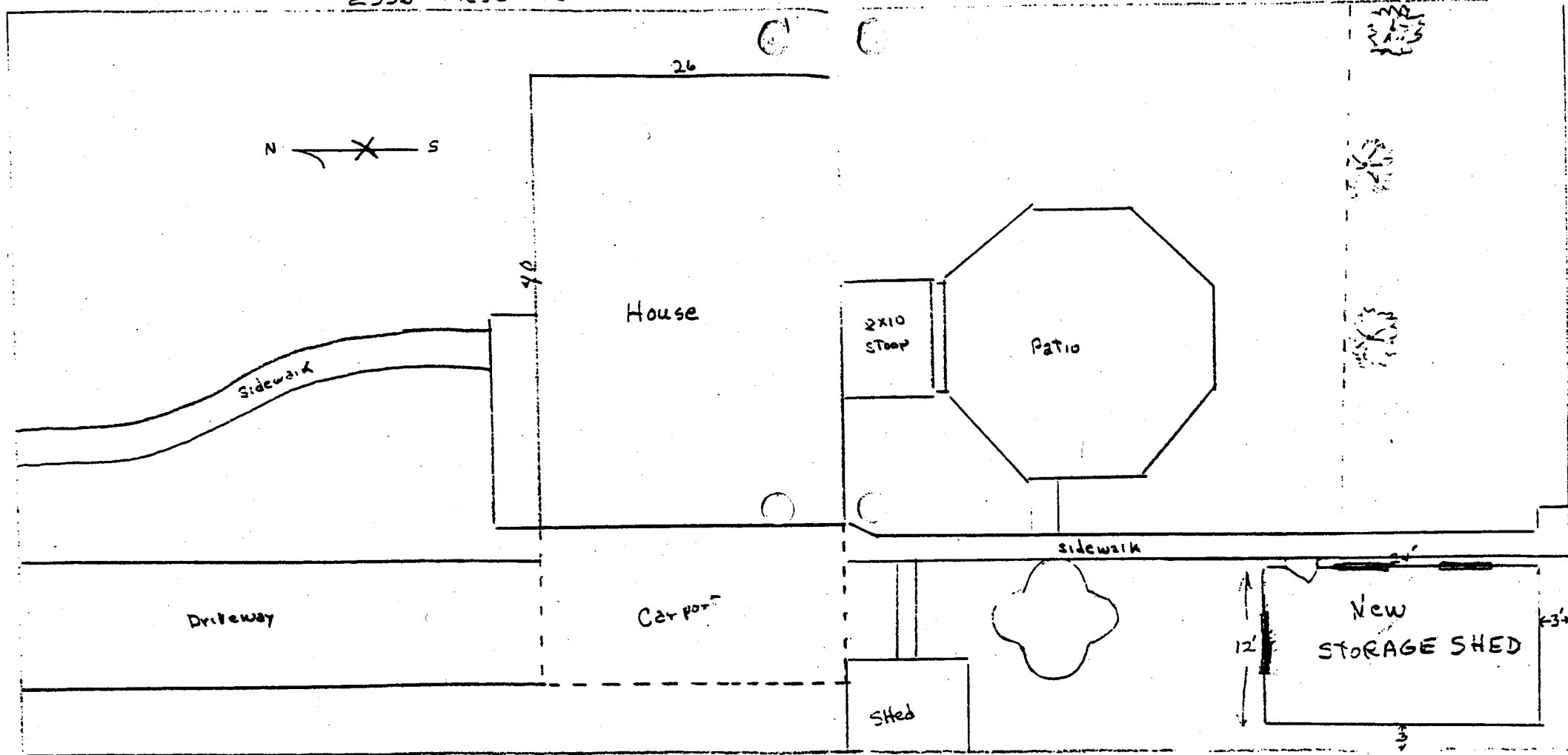
[Signature]
Applicant Signature

Sept 15 92
Date Approved

Date

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

2335 Mesa Ave.



ACCEPTED W 9/17/92
 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.

12x35 Storage Shed Site Plan		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		L. LUCER-
2335 Mesa Ave		
Cadastral Lot 80 11001		DRAWING NUMBER