

DATE SUBMITTED: 7-17-92

PERMIT NO. 42340 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 565 NORMANDY DR.

SQ. FT. OF BLDG: 572

SUBDIVISION Rothaupt

SQ. FT. OF LOT: _____

FILING # 2 BLK # 3 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-071-08-009

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

OWNER JAMES LEMASTER

USE OF EXISTING BUILDINGS: Residential

ADDRESS 565 NORMANDY DR

TELEPHONE: 245 0455

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.

FOR OFFICE USE ONLY

ZONE RSF-5

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' ^{Accessory} or 20' for Catherine property line whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3 REAR 10

CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

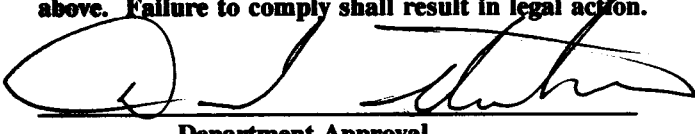
LANDSCAPING/SCREENING REQUIRED: _____

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.



Department Approval



Applicant Signature

7-17-92
Date Approved

7-17-92
Date

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

1000 000

25'

20'

8'

22'

22'

26'

40'

ACCEPTED
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

CIVIL