

DATE SUBMITTED: 7-23-92

PERMIT NO. 42423 ✓

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 621 Oray Ave.

SQ. FT. OF BLDG: _____

SUBDIVISION Grand Junction

SQ. FT. OF LOT: _____

FILING # _____ BLK # 72 LOT # 546

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-142-42-003

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

OWNER Ellen & Alice Nikkel

USE OF EXISTING BUILDINGS: residence

ADDRESS 621 Oray Avenue

TELEPHONE: 245-7338

DESCRIPTION OF WORK AND INTENDED USE: Rehab residence, new plumbing, wiring, heat etc.

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

FOR OFFICE USE ONLY

ZONE RMF-64

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: No

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

7-23-92
Date Approved

7-23-92
Date

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