

DATE SUBMITTED: 5-22-92

PERMIT NO. 41829 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1059 Ouray

SQ. FT. OF BLDG: 576

SUBDIVISION _____

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 68 LOT # 1516

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-141-41-008

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

OWNER David + Kathy Prince

USE OF EXISTING BUILDINGS: Single family home

ADDRESS 1059 Ouray Ave

TELEPHONE: 303 242-3597

DESCRIPTION OF WORK AND INTENDED USE: Building Detached 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 RmF32

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20' / 11th AOC - 12.5' ^{2nd Front -} → BOA

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 3' → BOA

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT 36'

PARKING REQ'MT

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:
SETBACKS
Per BOA variance # 92-2

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

5-22-92
Date Approved

5-21-92
Date

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