

DATE SUBMITTED: 07/6/92

PERMIT NO. 42230 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1437 Oway

SQ. FT. OF BLDG: 24' X 12'

SUBDIVISION Dundee Place

SQ. FT. OF LOT: 110' X 62'

FILING # _____ BLK # 4 LOT # 9-11 pt.

NO. OF FAMILY UNITS: (1) ONE

TAX SCHEDULE # 2945-132-20-005

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

OWNER W.A. Tracy

USE OF EXISTING BUILDINGS: single Family Residence

ADDRESS 1437 Oway

TELEPHONE: (303) 245-2041

DESCRIPTION OF WORK AND INTENDED USE: FRAME CAR PORT / Re ROOF / INSTALL FIRE WALL

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

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO

SIDE 5 REAR 15

CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: carport within 15 ft rear yard setbacks to remain open sided.

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.

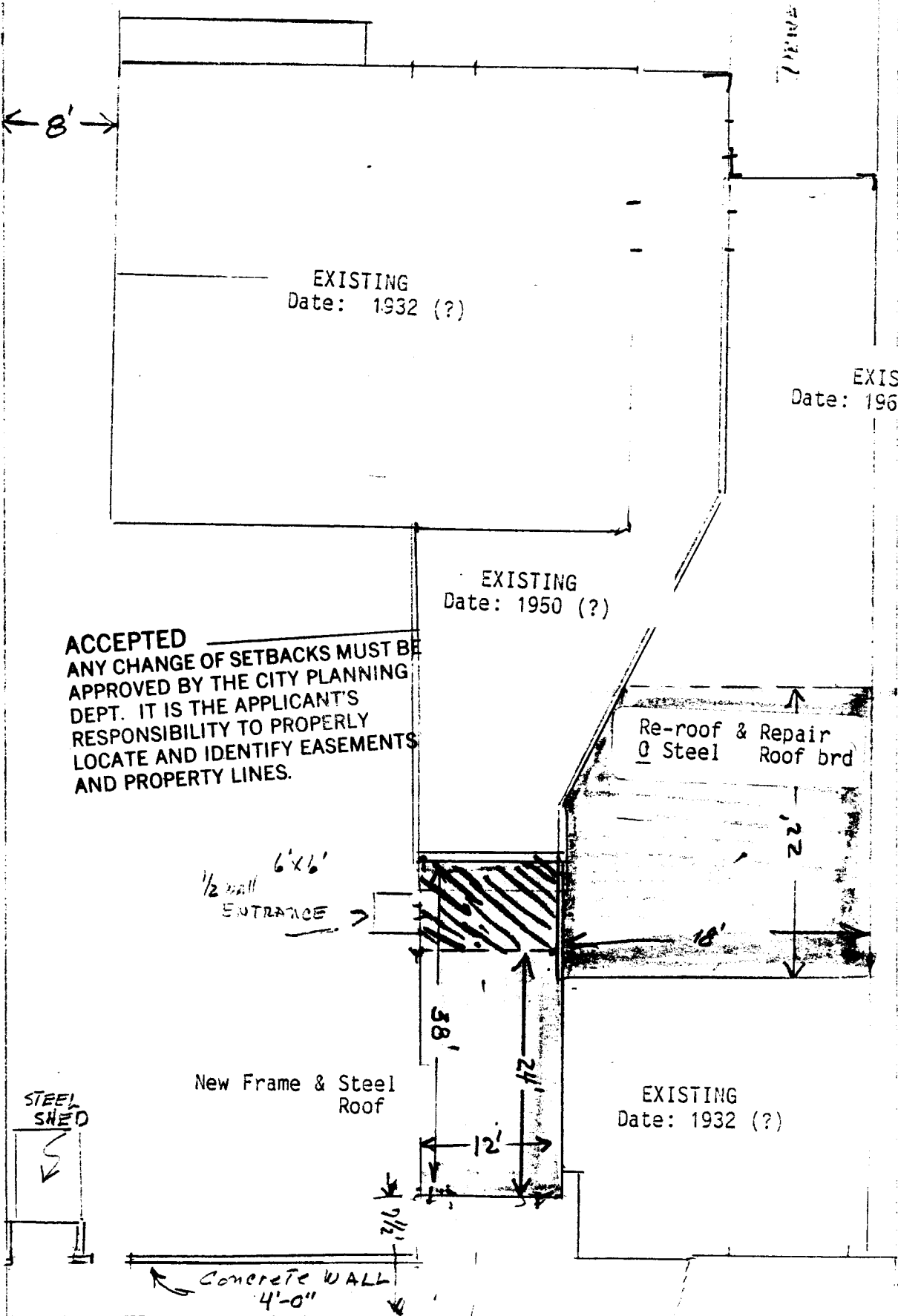
[Signature]
Department Approval
7/6/92
Date Approved

[Signature]
Applicant Signature
July 6 - 1992
Date

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

LOT LINE
← 62'-0" →

LOT LINE
← 110'-0" →



RILEY EASEMENT