

work not done

DATE SUBMITTED: 3/24/92

PERMIT NO.                      ✓

FEE \$ 500

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2030 Ouray Ave

SQ. FT. OF BLDG: 12' x 16'

SUBDIVISION                     

SQ. FT. OF LOT: 60' x 120'

FILING #            BLK # U LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 131 20 015

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

OWNER Alfred Rodriguez

USE OF EXISTING BUILDINGS: patio

ADDRESS 2030 Ouray Ave

DESCRIPTION OF WORK AND INTENDED USE: roof

TELEPHONE: 243-2568

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 N/A

GEOLOGIC HAZARD: YES            NO ✓

SIDE 3' REAR 3'

CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 36'

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: N/A

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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.

Karl Metzger  
Department Approval  
3/24/92  
Date Approved

Alfred Rodriguez  
Applicant Signature  
3/24/92  
Date

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

Ouray

SIDEWALK

2030 Ouray  
Front yard

← 29 FT →

FENCE PROPERTY LINE

← 8 FT 10 IN →

ACCEPTED 3/24/92 KLL  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE PLANNING  
DEPT. IT IS THE PLANNING DEPT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE ALL UTILITY EASEMENTS  
AND PROPERTY LINES.

FENCE PROPERTY LINE

← 5 FT 2 IN →

NORTH  
↓

13 FT  
Radio  
16 FT

GARAGE

Back yard

← 45 FT. →

Alley