

DATE SUBMITTED: 14 Aug 92

10/9/92

PERMIT NO. 43117 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1048 Main

SQ. FT. OF BLDG: 700 sq. ft.

SUBDIVISION City

SQ. FT. OF LOT: _____

FILING # _____ BLK # 109 LOT # 20-22

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-144-14-21

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Donald E. Meyers

USE OF EXISTING BUILDINGS: Home & Garage

ADDRESS 1048 Main 81501

DESCRIPTION OF WORK AND INTENDED USE: NEW GARAGE

TELEPHONE: 242-0426

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

FOR OFFICE USE ONLY

ZONE B-1

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES _____ NO

SIDE 3' REAR 3'

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

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.

Karl W. Meyer
Department Approval
8/14/92
Date Approved

Donald E. Meyers
Applicant Signature
14 Aug 92
Date

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

ACCEPTED 9/14/92 llc
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.

