

DATE SUBMITTED: 2/21/92

PERMIT NO. 41263 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1303 MAIN SQ. FT. OF BLDG: 950

SUBDIVISION KEITH'S ADDITION SQ. FT. OF LOT: 6250

FILING # _____ BLK # K LOT # 1#2 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-133-14-009 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER MELVIN G SOUTHAM USE OF EXISTING BUILDINGS: HOME
~~GARAGE~~

ADDRESS 1303 MAIN GRAND JUNCTION

TELEPHONE: 243-8136 DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT 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 RSF-8

FLOODPLAIN: YES _____ NO X

Accessory
SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3 REAR 3

CENSUS TRACT: 7 TRAFFIC ZONE: 40

MAXIMUM HEIGHT 32

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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.

Kathy Portner
Department Approval

Melvin Southam
Applicant Signature

2/21/92
Date Approved

2/21/92
Date

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

WORK PROPOSED TO START
MARCH 8, 1992

EXISTING HOUSE
(1303 MAIN)

PL 15
243-8136

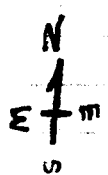
HAROLD QUIEL
ELECTRIC INSPECTOR
244 1631

Main St.

2945-133

-14-009

LOTS 1 & 2
OF BLOCK K
KATHI'S ADDITION

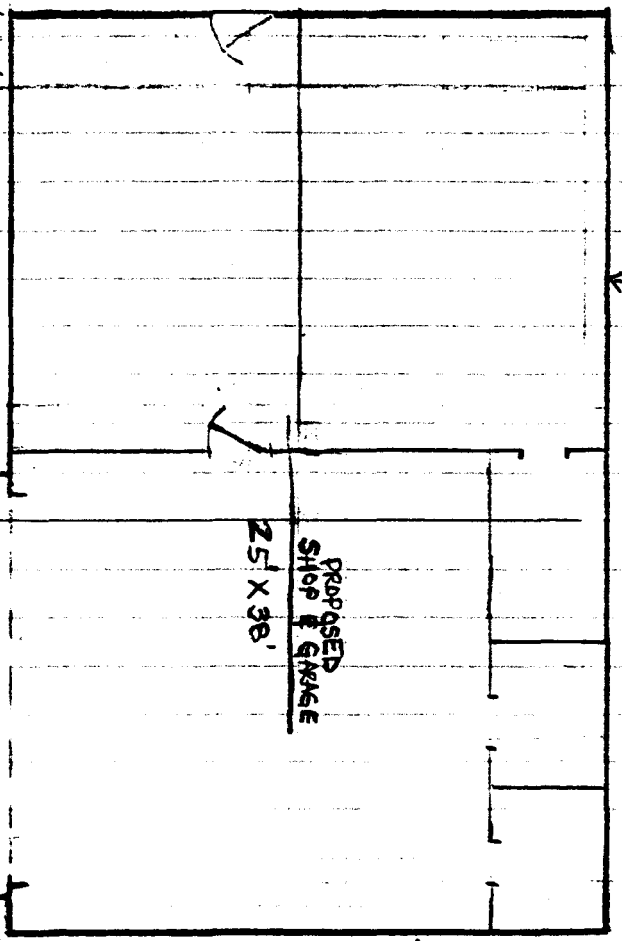


SCALE: 1" = 40' (2" X 12")
1/4" = 2' FT
1/8" = 1' FT

ACCEPTED *HP 2/21/92*
ANY CHANGES MUST BE
APPROVED BY THE
DEPARTMENT OF
RECORDS & PLANNING
LOCATIONS, ENCUMBRANCES
AND PROPERTY LINES.

EAST PROPERTY LINE

3 FT SETBACK REQUIRED



PROPOSED
SHOP & GARAGE
25' X 36'

SETBACK 20' REQ'D

PROPERTY & EASEMENT LINE

SIDEWALK

36 FT FROM CENTER OF STREET
TO W EDGE OF PROPERTY

GRAVEL

GRAVEL

13TH STREET EXISTING CURB & GUTTER

EXISTING GUTTER

GRAVEL

GRAVEL

From Page No. _____

3 FT SETBACK REQUIRED

15 FT - SOUTH PROPERTY LINE

To Page No. _____