

DATE SUBMITTED: 3/24/92

PERMIT NO. 41318

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 404 W. DUTAY

SQ. FT. OF BLDG: 624

SUBDIVISION 2945-151-00-059

SQ. FT. OF LOT: 6250

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # _____

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

OWNER YVONNE SALDANA + JULIE YIBI

USE OF EXISTING BUILDINGS: HOME

ADDRESS 404 W. DUTAY

DESCRIPTION OF WORK AND INTENDED USE: HOME REMODEL

TELEPHONE: 241-4037

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

FOR OFFICE USE ONLY

ZONE RMF-64

FLOODPLAIN: YES _____ NO /

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10 REAR 20

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT 36

PARKING REQ'MT 2

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.

[Signature]
Department Approval
3/24/92
Date Approved

[Signature]
Applicant Signature
3-24-92
Date

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