

DATE SUBMITTED: 7/20/92

PERMIT NO. 42416 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 404 W. OUFAY

SQ. FT. OF BLDG: 1152

SUBDIVISION CARPENTER

SQ. FT. OF LOT: 6250

FILING # BLK # LOT #

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-151-00-059

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

OWNER YVONNE SALDANA GULIE YFIBIA

USE OF EXISTING BUILDINGS: Housing

ADDRESS 404 W. OUFAY

TELEPHONE: 241-4037

DESCRIPTION OF WORK AND INTENDED USE: 2 BED ROOM'S + BATH 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 RMF-64

FLOODPLAIN: YES NO

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES NO

SIDE 10 REAR 20

CENSUS TRACT: 9 TRAFFIC ZONE: 11

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 M. [Signature]
Department Approval
7/20/92
Date Approved

Babet [Signature]
Applicant Signature
7-20-92
Date

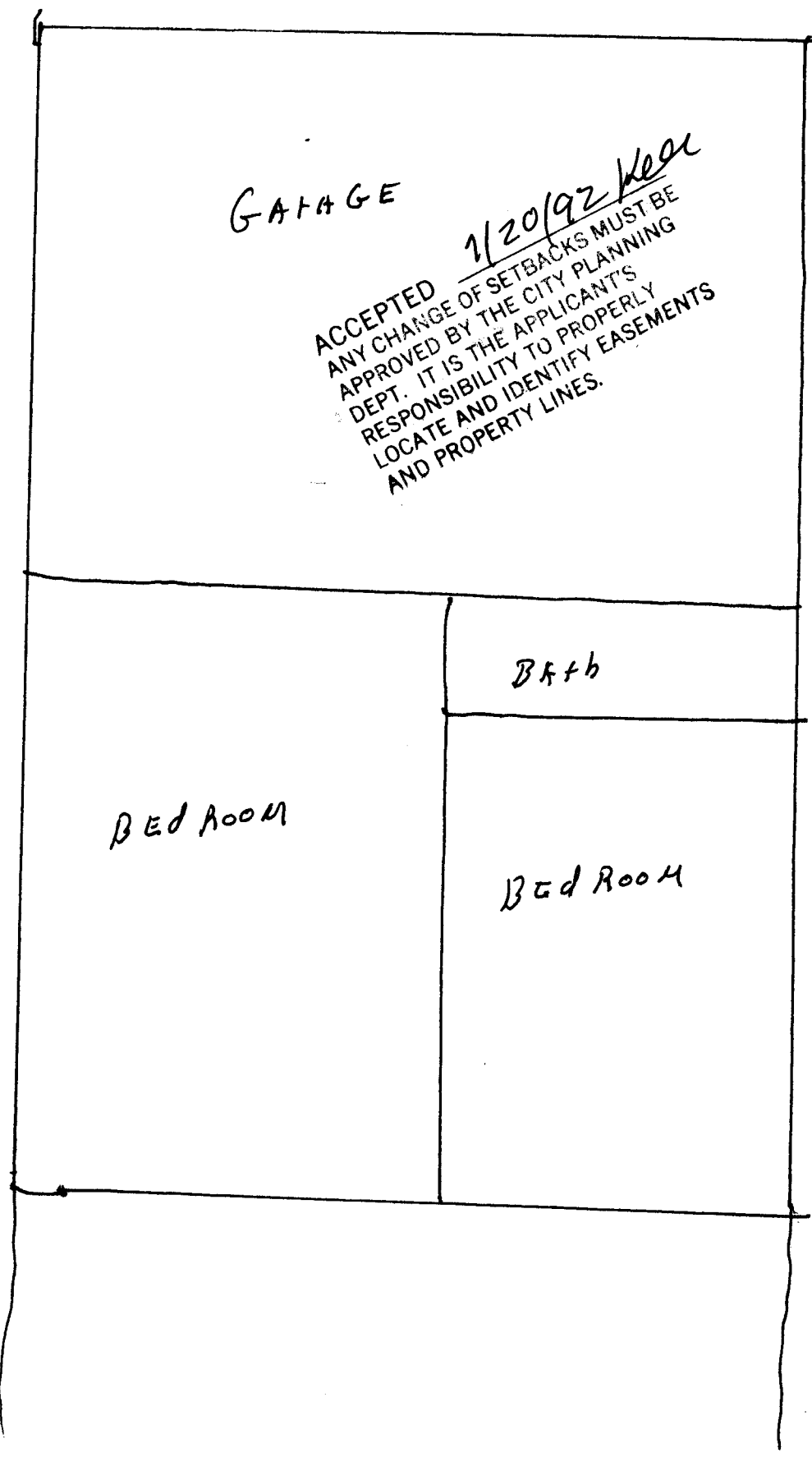
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

21
29
24
96
48
57.6
1152

125
250
6250

-N-

π
30'



GARAGE

ACCEPTED 1/20/92 *Keal*
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.

BED ROOM

BATH

BED ROOM

16' ←

10' →