

DATE SUBMITTED: 4/14/92

PERMIT NO. 41502 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 277 1/2 B-West Parkview SQ. FT. OF BLDG: 480 + 384 <sup>Covered</sup> CARPORT

SUBDIVISION PARKVIEW SQ. FT. OF LOT: 9375

FILING # \_\_\_\_\_ BLK # 3 LOT # 16 NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2945-252-22-016 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER George D. Wolf USE OF EXISTING BUILDINGS: Duplex/own/NEA 1800 sq ft - Rental 1000 sq ft

ADDRESS (Above) DESCRIPTION OF WORK AND INTENDED USE: PRIVATE GARAGE AND CARPORTS

TELEPHONE: 291-4841

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 45'-CL/20'-PL GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 3' REAR 20' CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 30' 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).

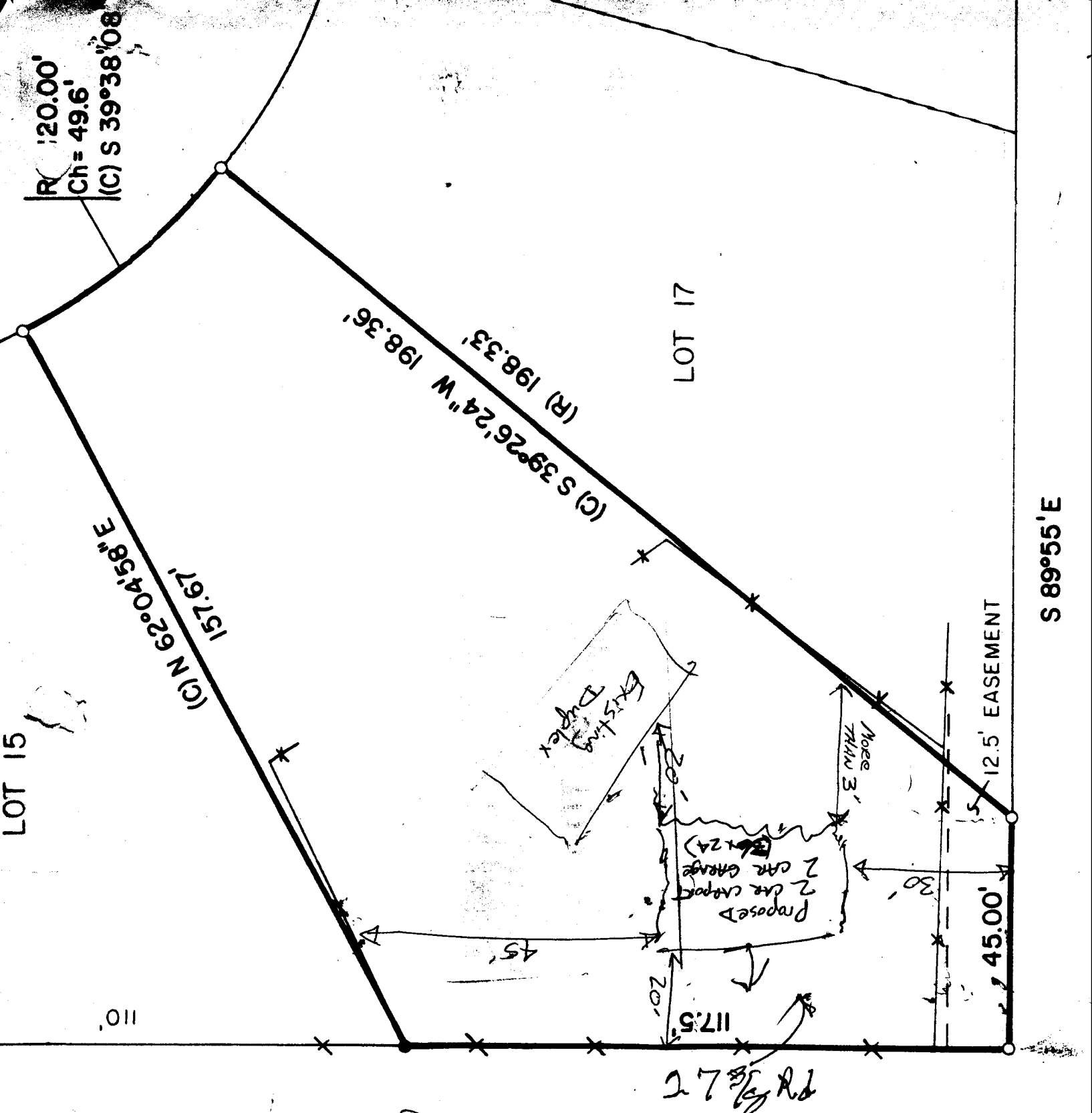
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]  
Department Approval  
4-15-92  
Date Approved

[Signature]  
Applicant Signature  
4/14/92  
Date

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



ACCEPTED *[Signature]* 4-15-92  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.