

DATE SUBMITTED: 9/20/92

PERMIT NO. 43340 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 301 E. Valley Circle #2 SQ. FT. OF BLDG: 1050 SF

SUBDIVISION Ridge Filing 4 SQ. FT. OF LOT: 45 X 70

FILING # 4 BLK # B LOT # 17A NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2945-201-00-032 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Ben Howarth USE OF EXISTING BUILDINGS: Duplex

ADDRESS 301 E. Valley Circle #2 DESCRIPTION OF WORK AND INTENDED USE: Enclose existing carport

TELEPHONE: 243-9365

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

FOR OFFICE USE ONLY

ZONE PD-A FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO X

SIDE REAR CENSUS TRACT: 14 TRAFFIC ZONE: 916

MAXIMUM HEIGHT _____ 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.

Angeline Barrett
Department Approval

[Signature]
Applicant Signature

9/20/92
Date Approved

9/20/92
Date

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

ORIGINAL ROOF

ANTHROP & SIDING

(OVERHEAD DOOR)
16' x 7'

