

DATE SUBMITTED: 4-8-93

PERMIT NO. 44556

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 823 North 10th

SQ. FT. OF BLDG: 31' X 11' 8" Ext

SUBDIVISION City

SQ. FT. OF LOT: _____

FILING # _____ BLK # 29 LOT # 15, 16, 17, 18, 19

NO. OF FAMILY UNITS: 2 Bbr.

TAX SCHEDULE # 2945-141-16-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER Karleen Dunning

USE OF EXISTING BUILDINGS: Living

ADDRESS 823 10th St

DESCRIPTION OF WORK AND INTENDED USE: Family Room

TELEPHONE: 241-2405

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-32

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT 36'

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

[Signature]
Applicant Signature

4-7-93
Date Approved

4/7/93
Date

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

ACCEPTED
ANY CHANGES OR ALTERATIONS MUST BE
APPROVED BY THE PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

CM 4-8-93

