

DATE SUBMITTED: 4-26-93

PERMIT NO. #44746

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2920 North 14<sup>th</sup>

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION Fairmont

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 2 LOT # 8

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-013-06-008

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

OWNER Bob Lytle

USE OF EXISTING BUILDINGS: House

ADDRESS 2920 North 14<sup>th</sup>

DESCRIPTION OF WORK AND INTENDED USE: wheelchair Ramp

TELEPHONE: 245-0719

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 30'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 28

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.

M. Pety  
Department Approval

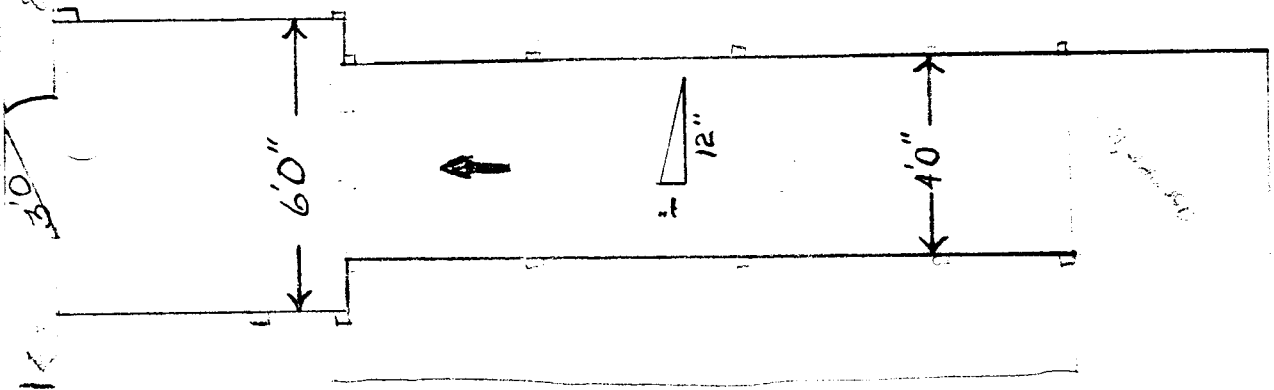
Anthony Pichis  
Applicant Signature

4-26-93  
Date Approved

4-26-93  
Date

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

ACCEPTED *MD H-28-93*  
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.



EXISTING

*AS SHOWN*

*14' STREET*

21'0"