

DATE SUBMITTED: 6/8/93

PERMIT NO. 452291

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3227 N 1st

SQ. FT. OF BLDG: 288

SUBDIVISION —

SQ. FT. OF LOT: 95.25' x 182'

FILING # — BLK # — LOT # 137

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-101-00-137

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

OWNER EDWARD CHAZE EVELYN ORION

USE OF EXISTING BUILDINGS: residential

ADDRESS 3227 N 1st

DESCRIPTION OF WORK AND INTENDED USE: addition

TELEPHONE: 242-1623

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

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### FOR OFFICE USE ONLY

ZONE RSF

FLOODPLAIN: Designated YES — NO X

TBACKS: FRONT 20'

GEOLOGIC HAZARD: YES — NO —

SIDE 5' REAR 5'

CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT —

PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED: —

SPECIAL CONDITIONS: —

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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]

[Signature]

Department Approval

Applicant Signature

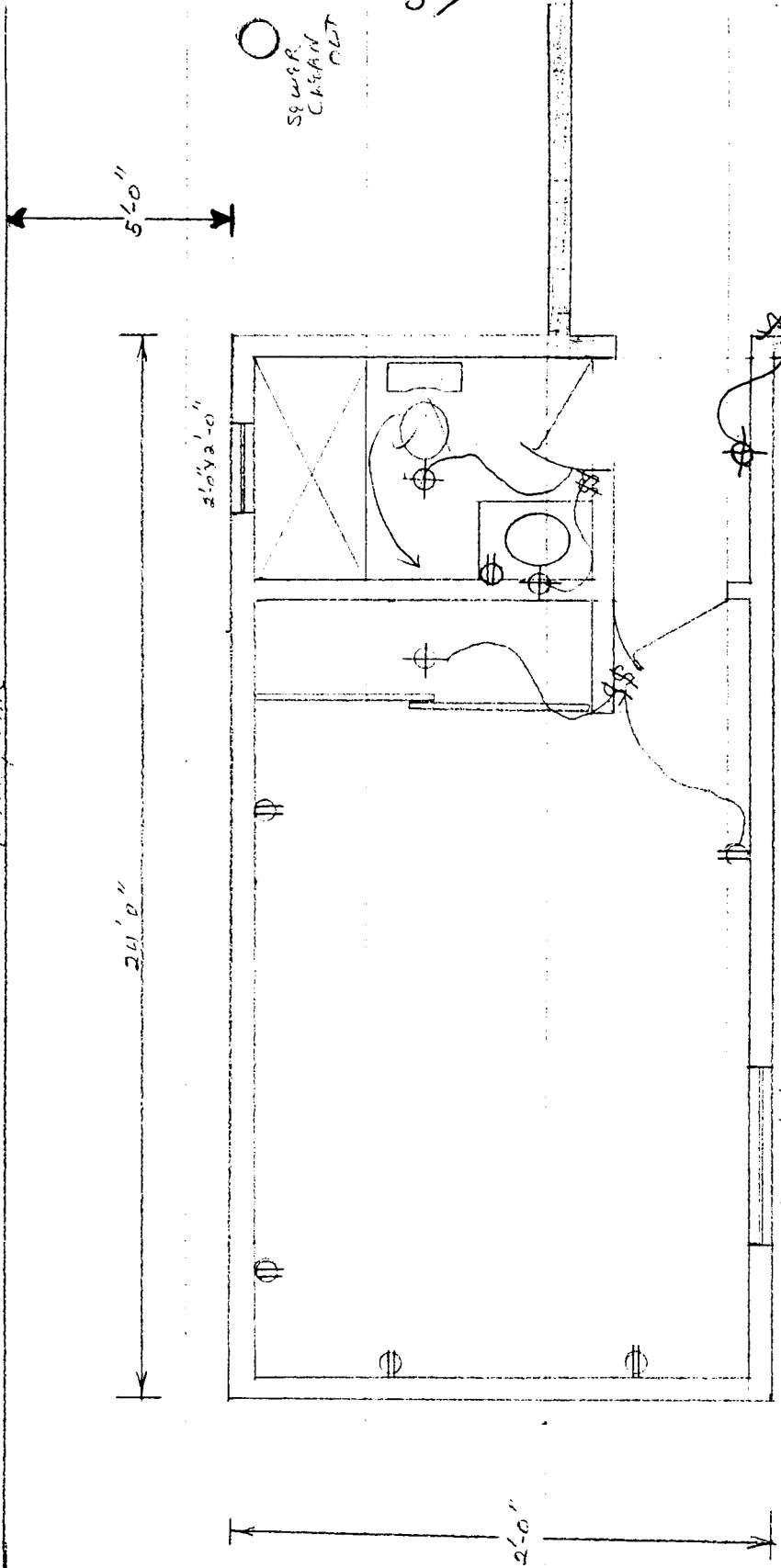
6/8/93  
Date Approved

6/8/93  
Date

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

Prop. or  
Line or  
N. Side  
of Detail  
DITCH

PROPERTY LINE



*PSK*

ACCEPTED FOR RECORD  
ANY WORK DONE BY CONTRACTORS  
APPROVED BY THE  
DEPT. OF PUBLIC WORKS  
RESPONSIBLE FOR THE  
LOCATING AND SETTING OF  
AND PROPERTY LINES.

SCALE 1/4" = 1'-0"

*P.O.W.*

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