

DATE SUBMITTED: 2/2/93

PERMIT NO. 44038 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1320 North 21st SQ. FT. OF BLDG: 392

SUBDIVISION ARCADIA Village Refile SQ. FT. OF LOT: 7695

FILING # _____ BLK # 5 LOT # 5 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-18-009 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Clayton P Watt USE OF EXISTING BUILDINGS: Residence

ADDRESS 1320 North 21st DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 243 6659 Garage "Storage"

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 X

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES _____ NO X

SIDE 3 REAR 3

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32'

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.

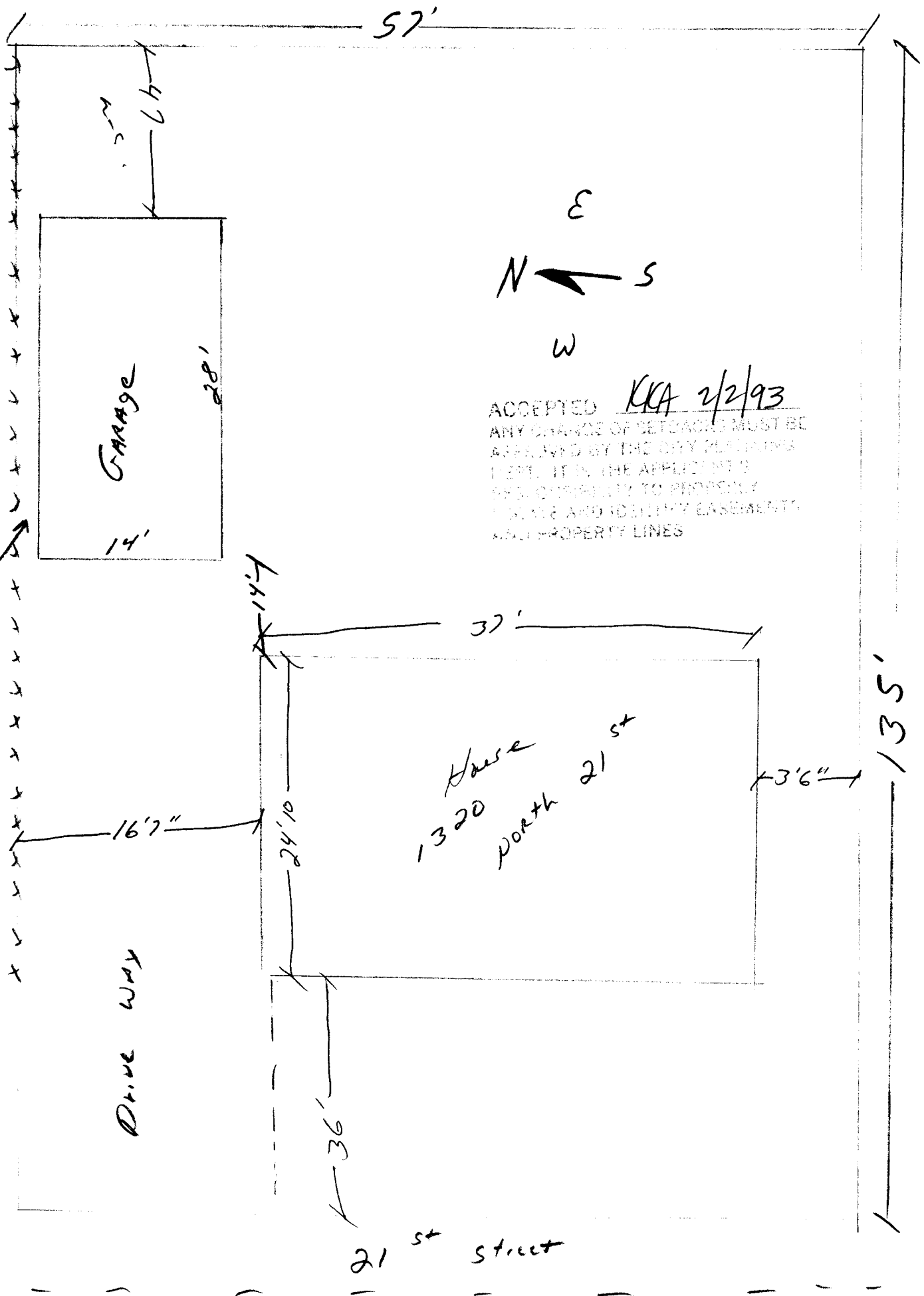
[Signature]
Department Approval

[Signature]
Applicant Signature

2/2/93
Date Approved

2-2-93
Date

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



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