

DATE SUBMITTED: 3/2/93

PERMIT NO. 44724 ✓

FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1025 N. 5th SQ. FT. OF BLDG: _____

SUBDIVISION City of G.J. SQ. FT. OF LOT: _____

FILING # _____ BLK # 8 LOT # Pt. 12-16 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-142-04-009 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER W. LEE + CAROLE A. McELVAIN USE OF EXISTING BUILDINGS: _____

ADDRESS 1025 N. 5th ST.

TELEPHONE: (303) 243-2046 DESCRIPTION OF WORK AND INTENDED USE:
Replace + improve existing building for residence.
No structural change nor enlargement.

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

FOR OFFICE USE ONLY

ZONE _____ FLOODPLAIN: _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT: _____ TRAFFIC ZONE: _____

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.

[Signature]
Department Approval
3/2/93
Date Approved

[Signature]
Applicant Signature

Date

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