

DATE SUBMITTED: 6-22-93

PERMIT NO. 45386 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2552 Brookcliff Ave SQ. FT. OF BLDG: 30' x 25'

SUBDIVISION KSL SQ. FT. OF LOT: 80x90-

FILING # - BLK # 2 LOT # 14 NO. OF FAMILY UNITS: -

TAX SCHEDULE # 2945-121-09-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: -

OWNER Bryan L. Charlesworth USE OF EXISTING BUILDINGS: Build Garage None there

ADDRESS 2552 Brookcliff Ave

TELEPHONE: (303) 241-8474 DESCRIPTION OF WORK AND INTENDED USE: Build Garage

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: Designated YES - NO X

SETBACKS: FRONT 20' from prop line or 45' from C GEOLOGIC HAZARD: YES - NO -

SIDE 3 REAR 3 CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32 PARKING REQ'MT -

LANDSCAPING/SCREENING REQUIRED: - SPECIAL CONDITIONS: ✓ canal easements?

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.

Marcia Polig
Department Approval

Bryan L Charlesworth
Applicant Signature

6-22-93
Date Approved

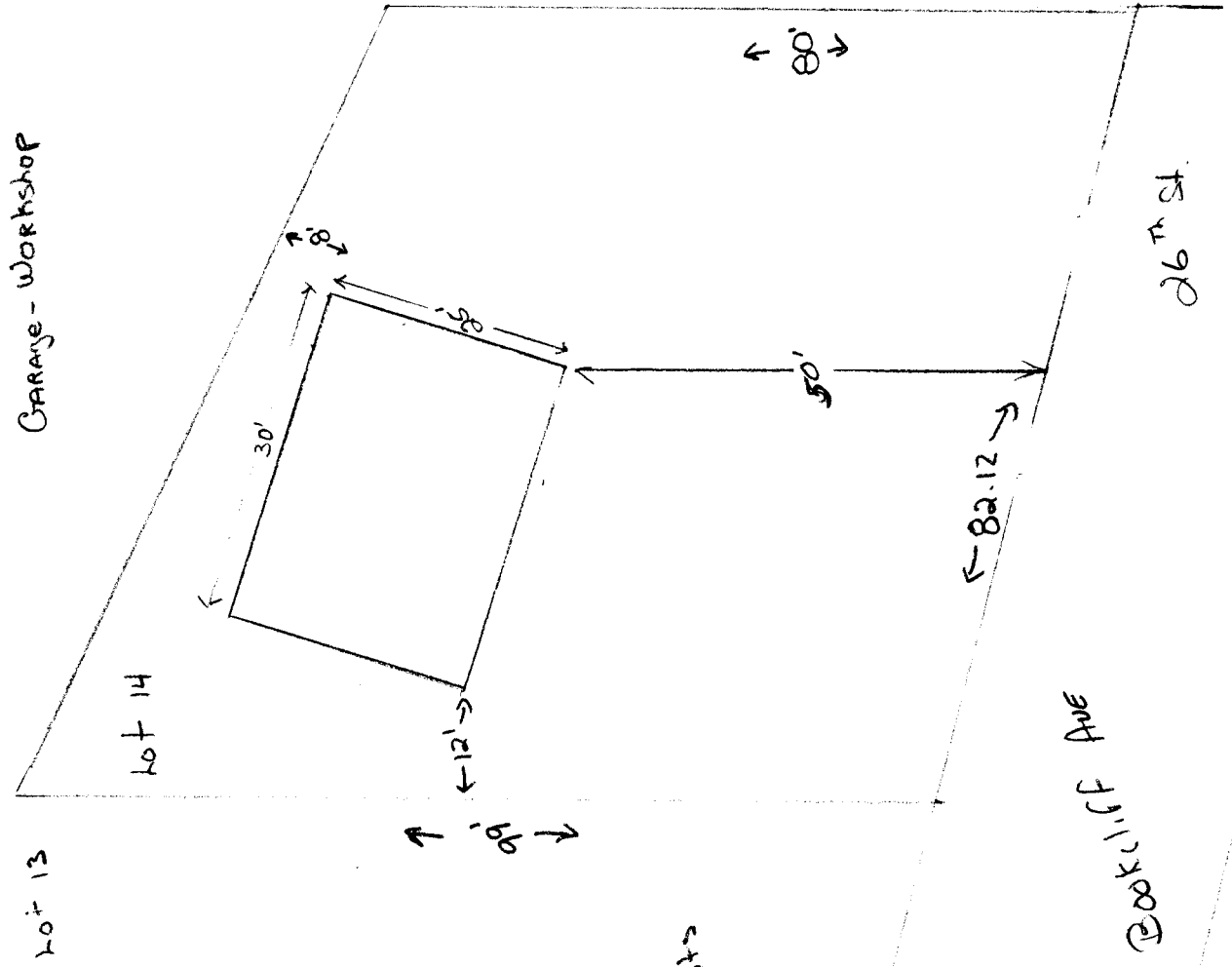
6-22-93
Date

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

ACCEPTED
 ANY OTHER...
 APPROVED...
 SEP. 19...
 RESERVE...
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

MP 6-22-23

Owner has both lots 13 + 14



SCALE 1/2" = 10'