

DATE SUBMITTED: 7-14-93

PERMIT NO. 45709 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

210 x 180

BLDG ADDRESS 684 26 1/2 Rd G.J.

SQ. FT. OF BLDG: 33124

SUBDIVISION CRESTRIDGE Annex

SQ. FT. OF LOT: 210 x 180

FILING # - BLK # - LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-021-03-03

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

OWNER Thomas R & Sheryl J. Duran

USE OF EXISTING BUILDINGS: HOME

ADDRESS 684 26 1/2 Rd G.J. Colo

DESCRIPTION OF WORK AND INTENDED USE: CARAGE

TELEPHONE: 241-9671 243-8896

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-1

FLOODPLAIN: DESIGNATED YES - NO X

SETBACKS: FRONT 15' & 7 1/2'

GEOLOGIC HAZARD: YES - NO -

SIDE 3 REAR 3

CENSUS TRACT: 10 TRAFFIC ZONE: 20

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.

Thomas R. Duran
Department Approval

Sheryl J. Duran
Applicant Signature

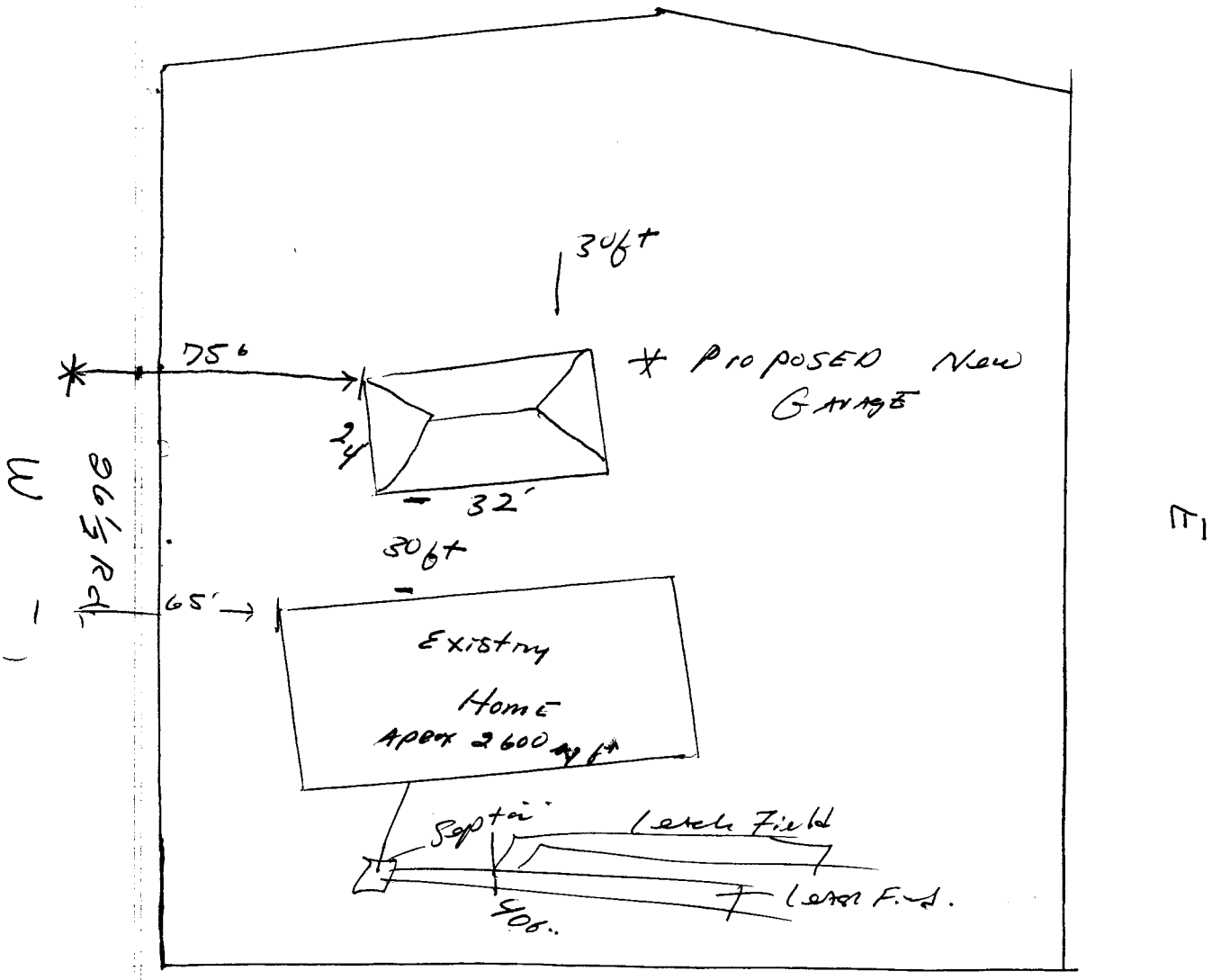
7-14-93
Date Approved

7/14/93
Date

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

Tom Dunham
684 26 1/2 Rd
241-9671

24x32 GARAGE



lot approx 1 acre
Existing Home Has Variance

W

ACCEPTED YKA 7/14/93
 ADVISING THAT THE ABOVE VARIANCE
 APPROVED BY THE BOARD OF ZONING
 DEPT. OF PLANNING AND ZONING
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.