

DATE SUBMITTED: 10-18-93

PERMIT NO. 46532

FEE \$ — 0 —

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 295 Garrison Court SQ. FT. OF BLDG: 720

SUBDIVISION Garrison Ranch SQ. FT. OF LOT: 61,747.04

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

TAX SCHEDULE # 2701-351-49-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER DAN GARRISON USE OF EXISTING BUILDINGS: Home

ADDRESS Box 633 GJ 81502 DESCRIPTION OF WORK AND INTENDED USE: 24x30 GARAGE

TELEPHONE: 245-1434

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

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: Designated YES NO

SETBACKS: FRONT NA GEOLOGIC HAZARD: YES NO

SIDE 10' REAR 25' CENSUS TRACT: 16 TRAFFIC ZONE: 13

MAXIMUM HEIGHT 35' PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS:

Add garage - see BP# 45994 for home

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 Pitz
Department Approval
10-11-93
Date Approved

[Signature]
Applicant Signature
10-11-93
Date

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