

DATE SUBMITTED: 6/10/93

PERMIT NO. 45259 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1806 GRAND AVE.

SQ. FT. OF BLDG: 24x24'

SUBDIVISION SLOCOMB'S Sub.

SQ. FT. OF LOT: 60x120

FILING # — BLK # 4 LOT # 1495

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-13-2-16-012

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

OWNER LOUIS A PURIN

USE OF EXISTING BUILDINGS: Residence

ADDRESS 1806 GRAND AVE

DESCRIPTION OF WORK AND INTENDED USE: DETACHED GARAGE

TELEPHONE: 858-9503

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

FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: DESIGNATED YES — NO X

SETBACKS: FRONT 30' (55' from E)

GEOLOGIC HAZARD: YES — NO —

SIDE 3' REAR 3'

CENSUS TRACT: 7 TRAFFIC ZONE: 38

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.

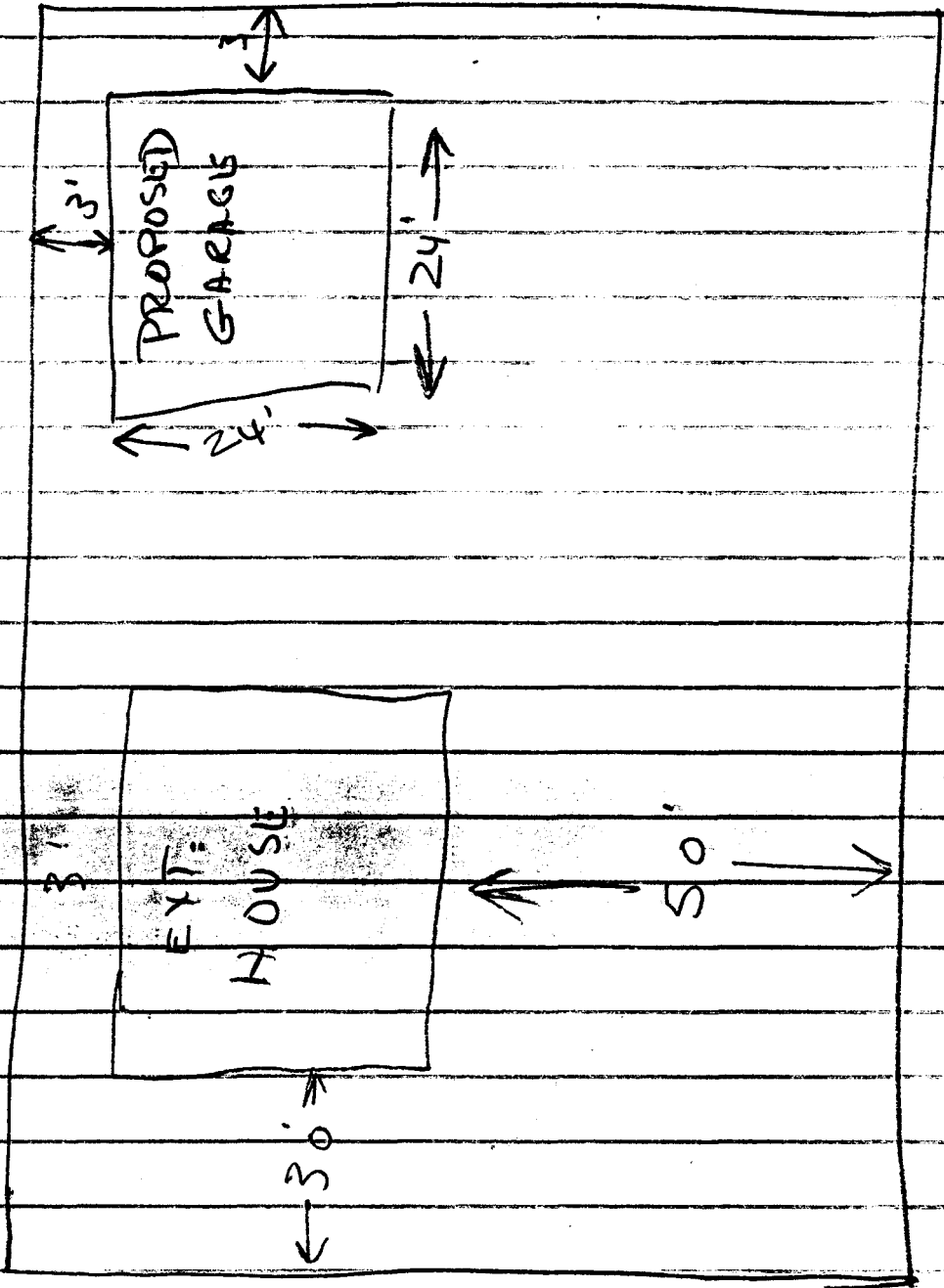
RS Edwards
Department Approval

Louis A Purin
Applicant Signature

6/10/93
Date Approved

6/10/93
Date

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



L. A. PURIN
1806 GRAND AVENUE
G.S.

GRAND

1806

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