

DATE SUBMITTED: 4-7-93

PERMIT NO. #44630 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1135 Gunnison

SQ. FT. OF BLDG: 1100 (APPROX)

SUBDIVISION _____

SQ. FT. OF LOT: 7250

FILING # _____ BLK # 45 LOT # 9-19

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 141 3000 75

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

OWNER TIM O'MALLEY

USE OF EXISTING BUILDINGS: Home

ADDRESS 1135 Gunnison

DESCRIPTION OF WORK AND INTENDED USE: addition 20' x 28'

TELEPHONE: _____

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

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 2 TRAFFIC ZONE: 34

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.

M. Pety
Department Approval

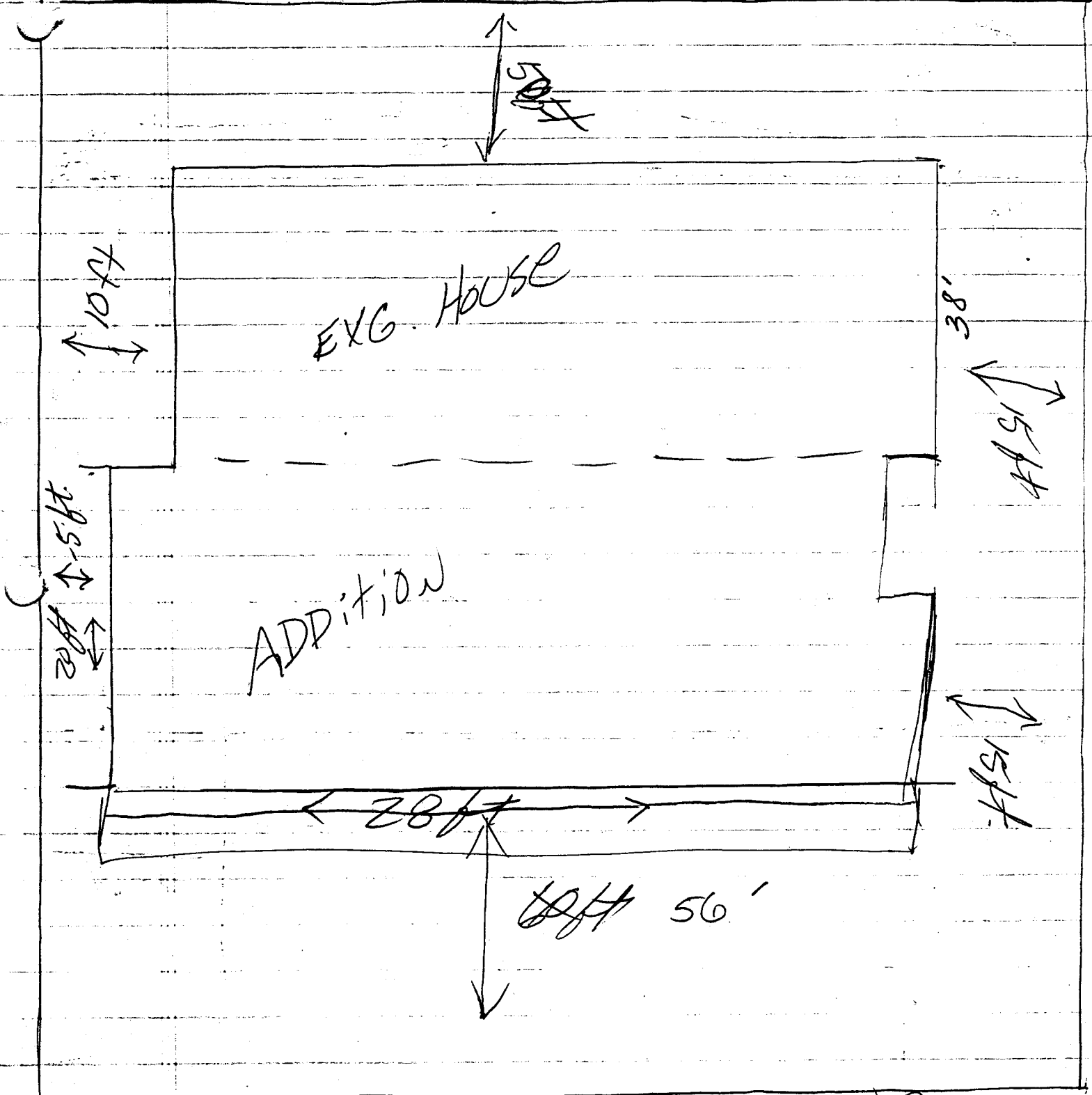
M. Tim O'Malley
Applicant Signature

4-7-93
Date Approved

4-7-93
Date

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

1135 GUNNISON ST.



Alley

ACCEPTED 4-7-93 MP
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.