

DATE SUBMITTED: 6-18-93

PERMIT NO. 45385

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 108 HALL

SQ. FT. OF BLDG: 2356'

SUBDIVISION Sherwood Addition

SQ. FT. OF LOT: 7,303' Approx.

FILING # \_\_\_\_\_ BLK # 3 LOT # 31

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-143-01-028

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER ROBERT Kuehler

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 108 HALL

DESCRIPTION OF WORK AND INTENDED USE: ADDITION

TELEPHONE: 242-8795

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-5

Designated  
FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 45' Center

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5' REAR 25'

CENSUS TRACT: 4 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.

Marcia Pety  
Department Approval

Alan Washington  
Applicant Signature

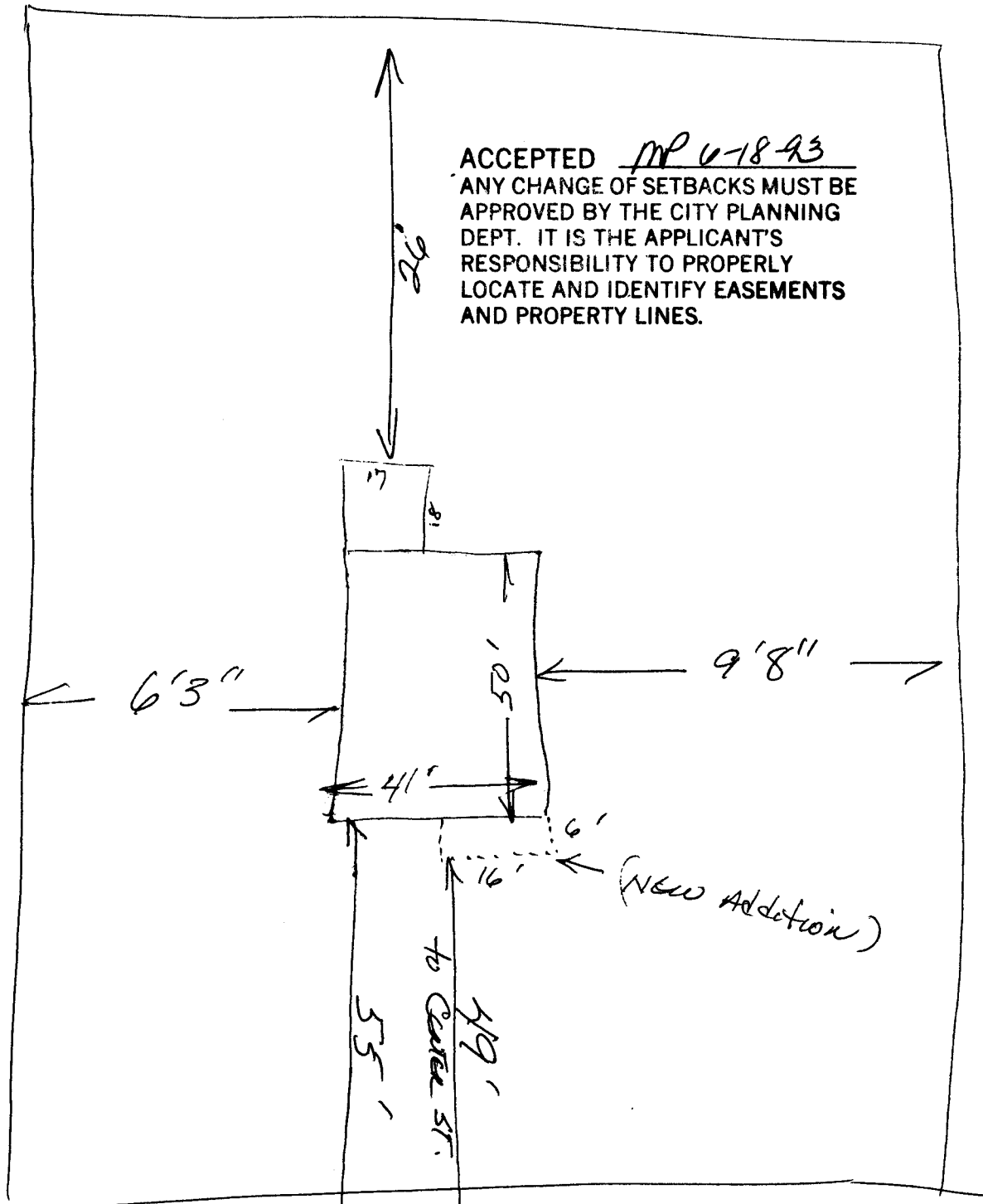
6-18-93  
Date Approved

June 18 1993  
Date

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

N.

ACCEPTED MP 0-18-93  
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.



108

HALL

N.

