

DATE SUBMITTED: 6-29-93

PERMIT NO. 45489

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2535 Hall

SQ. FT. OF BLDG: 1500 sq ft

SUBDIVISION Melrose Subdivision

SQ. FT. OF LOT: 11,000 sq ft

FILING # \_\_\_\_\_ BLK # 2 LOT # 5

NO. OF FAMILY UNITS: ONE

TAX SCHEDULE # 2945-124-07-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: One Two

OWNER TAD Coit

USE OF EXISTING BUILDINGS: Residence

ADDRESS 2535 Hall

DESCRIPTION OF WORK AND INTENDED USE: Wood Frame Carport

TELEPHONE: 241-2368

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

FOR OFFICE USE ONLY

ZONE RSE-8

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

SETBACKS: FRONT 45' centerline R-o-w

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

SIDE 3' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: 3' OK for open carport (this encroaches 2' into setbacks)

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

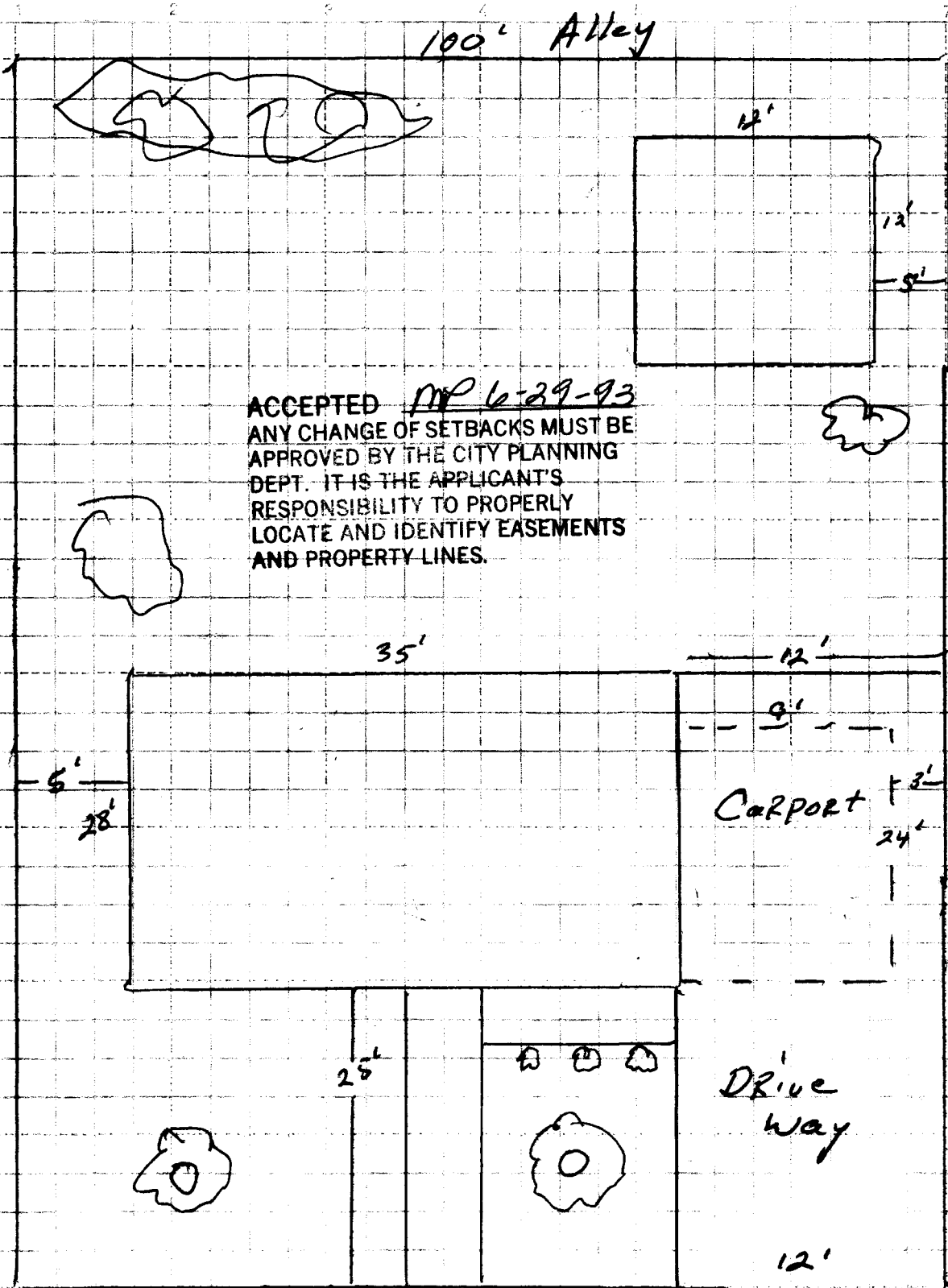
Randy L. H. R.  
Applicant Signature

6-29-93  
Date Approved

6-26-93  
Date

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

TAD Coit  
2535 Hall Ave



Hall Ave