

DATE SUBMITTED: 4-14-93

PERMIT NO. #446571

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 556 HILL AVE SQ. FT. OF BLDG: 308

SUBDIVISION CITY OF GRAND JUNCTION SQ. FT. OF LOT: 6250

FILING # _____ BLK # 29 LOT # 19/20 NO. OF FAMILY UNITS: ONE

TAX SCHEDULE # 2945-142-17-012 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: TWO

OWNER JAMES O. BUTLER USE OF EXISTING BUILDINGS: RESIDENCE & GARAGE

ADDRESS 556 HILL AVE

TELEPHONE: 245-2053 DESCRIPTION OF WORK AND INTENDED USE: ~~RESIDENCE & GARAGE~~, BUILD NEW GARAGE

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

FOR OFFICE USE ONLY

ZONE RMF-32 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 10' CENSUS TRACT: 2 TRAFFIC ZONE: 41

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.


Department Approval


Applicant Signature

4-14-93
Date Approved

Date

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

ALLEY



6TH ST →

P/L

10 FT

14 FT

10.3'

OVERHUNG ROOF

22 FT

Door

WINDOW

ACCEPTED MP 4-14-93
 ANY CHANGES OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

JAMES O. BUTLER
 556 HILL AVENUE
 GRAND JUNCTION, CO

