

DATE SUBMITTED: 4-26-93

PERMIT NO. #44757 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1502 LOWELL LANE SQ. FT. OF BLDG: _____
 SUBDIVISION TREE HAVEN SQ. FT. OF LOT: _____
 FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: _____
 TAX SCHEDULE # 2945-013-03-007 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
 OWNER John I. & Arlyn H. Martens USE OF EXISTING BUILDINGS: Home
 ADDRESS 1502 LOWELL LANE DESCRIPTION OF WORK AND INTENDED USE: GARAGE
 TELEPHONE: 245-2172

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

FOR OFFICE USE ONLY

ZONE RSE8 FLOODPLAIN: YES _____ NO _____
 SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO _____
 SIDE 5' REAR 15' CENSUS TRACT: 6 TRAFFIC ZONE: 28
 MAXIMUM HEIGHT 32' PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:

**** If construction on garage commences within 6 months of the date of this clearance, an additional planning clearance fee will not be charged.

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

John Martens
Applicant Signature

4-26-93
Date Approved

4/26/93
Date

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

ACCEPTED MP 4-26-93
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.

