

DATE SUBMITTED: 4/21/93

PERMIT NO. #44736 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1615 MAPLE CT

SQ. FT. OF BLDG: 1100

SUBDIVISION WEST LAKE PARK

SQ. FT. OF LOT: 10000

FILING # _____ BLK # 3 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 104 12 006

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

OWNER JIM GARRON

USE OF EXISTING BUILDINGS: SINGLE FAM HUS

ADDRESS 1615 MAPLE CT

DESCRIPTION OF WORK AND INTENDED USE: ADDITION - FAMILY ROOM

TELEPHONE: 293 9652

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

FOR OFFICE USE ONLY

ZONE R5F-8

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 65' Center of right of way

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 5' REAR 15'

CENSUS TRACT: 4 TRAFFIC ZONE: 10

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.

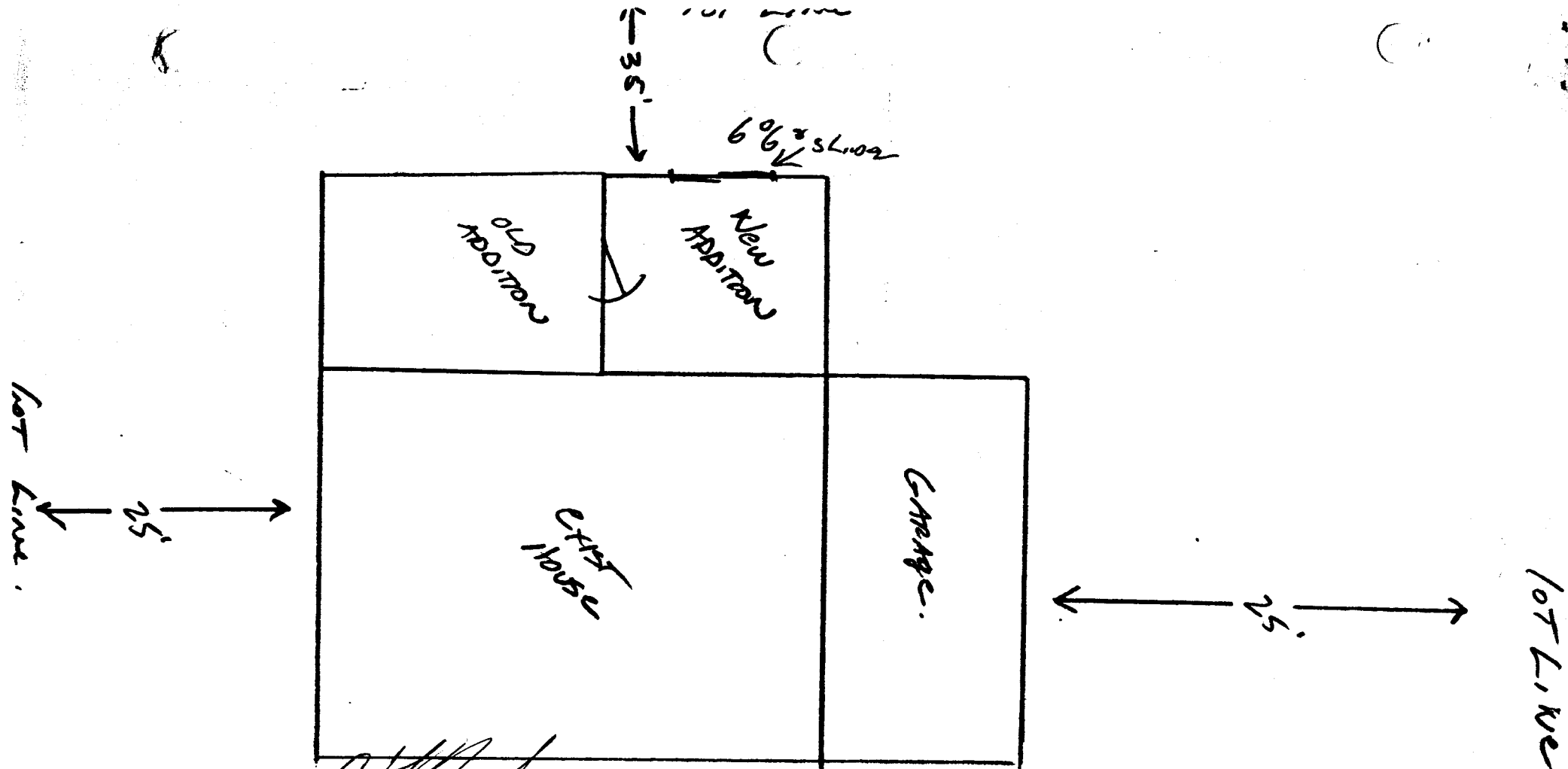
[Signature]
Department Approval

[Signature]
Applicant Signature

4-21-93
Date Approved

4/21/93
Date

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



ACCEPTED *[Signature]*
 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.

GARWOOD RES

1615 MAPLE CT.

