DATE SUBMITTED: _5-17-93_ PERMIT NO. _450081_

FEE $ _5.00_

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS _2332 mesa Av_   SQ. FT. OF BLDG: _____

SUBDIVISION _____   SQ. FT. OF LOT: _____

FILING # _____ BLK # _2_ LOT # _17_   NO. OF FAMILY UNITS: _____

TAX SCHEDULE # _2945-124-07-020_

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

OWNER _Betty O'hara_   USE OF EXISTING BUILDINGS:
                                     Home

ADDRESS _2332 mesa Av_

TELEPHONE: _242-1489_   DESCRIPTION OF WORK AND INTENDED USE:
                                     13'x24' carport a 36' drive way

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-8_   _Designated_
                        FLOODPLAIN: YES _____   NO _✓_

TBACKS: FRONT _20'_   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:

_____   _____

●●●

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.
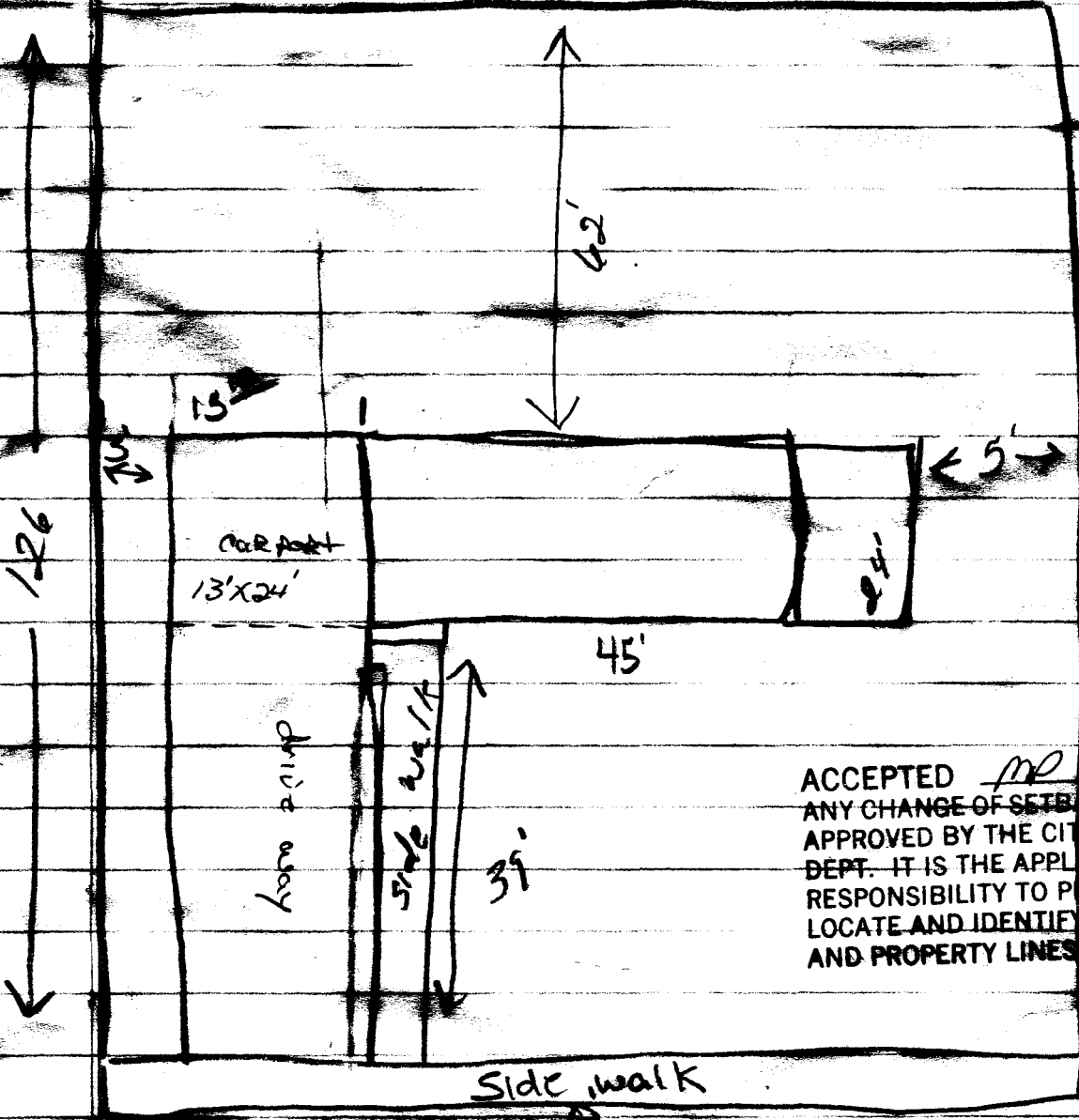
M. Fitz   _Ronald Ashly_
Department Approval   Applicant Signature

_5-18-93_   _____
Date Approved   Date

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

126
−64
62   Betty Ohana

2332 mesa Av

Grand Jct Co

126

62'

13'

5'

Car Port
13'x24'

4'

45'

driveway

side walk

39'

ACCEPTED _MP 5-18-93_
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

Side walk

MESA AVE.

13
×3
39

13
×3
126