

DATE SUBMITTED: 5-3-93

PERMIT NO. 448231

FEE \$ 5.00

05-10-93  
2695

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2945 MILO DR.

SQ. FT. OF BLDG: 216

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-261-08-003  
2945-261-08-033

NO. OF BUILDINGS ON PARCEL BEFORE THIS  
PLANNED CONSTRUCTION: ONE OLD SHED

OWNER ANN VORWALD

USE OF EXISTING BUILDINGS:  
VACANT LOT

ADDRESS 2945 MILO DR.

TELEPHONE: 242-3029

DESCRIPTION OF WORK AND INTENDED USE:  
BUILD STORAGE BUILDING.

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

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**FOR OFFICE USE ONLY**

ZONE RMF-14

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

SETBACKS: FRONT 45' center ROW <sup>20'</sup>

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

SIDE 10' REAR 10'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 36'

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. Pety  
Department Approval

Ann L. Vorwald  
Applicant Signature

5-3-93  
Date Approved

5-3-93  
Date

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

ANN VORWALD  
2945 MILO DR.  
CAND JUNCTION

