

DATE SUBMITTED: 6-10-93

PERMIT NO. 45267
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 292 1/2 Mt. View St. SQ. FT. OF BLDG: 1500
 SUBDIVISION ~~291A-BONAPAZA~~ SQ. FT. OF LOT: 75 X 201
 FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: 1 AU
 TAX SCHEDULE # 2945-251-00-042 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 0
 OWNER ROSALIE M. (JOE) BOIVIN USE OF EXISTING BUILDINGS: _____
 ADDRESS 292 1/2 MT. VIEW DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: 245-6355 now residence

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 FLOODPLAIN: DESIGNATED YES _____ NO X
 SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO _____
 SIDE 5' REAR 15' CENSUS TRACT: 13 TRAFFIC ZONE: 80
 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.

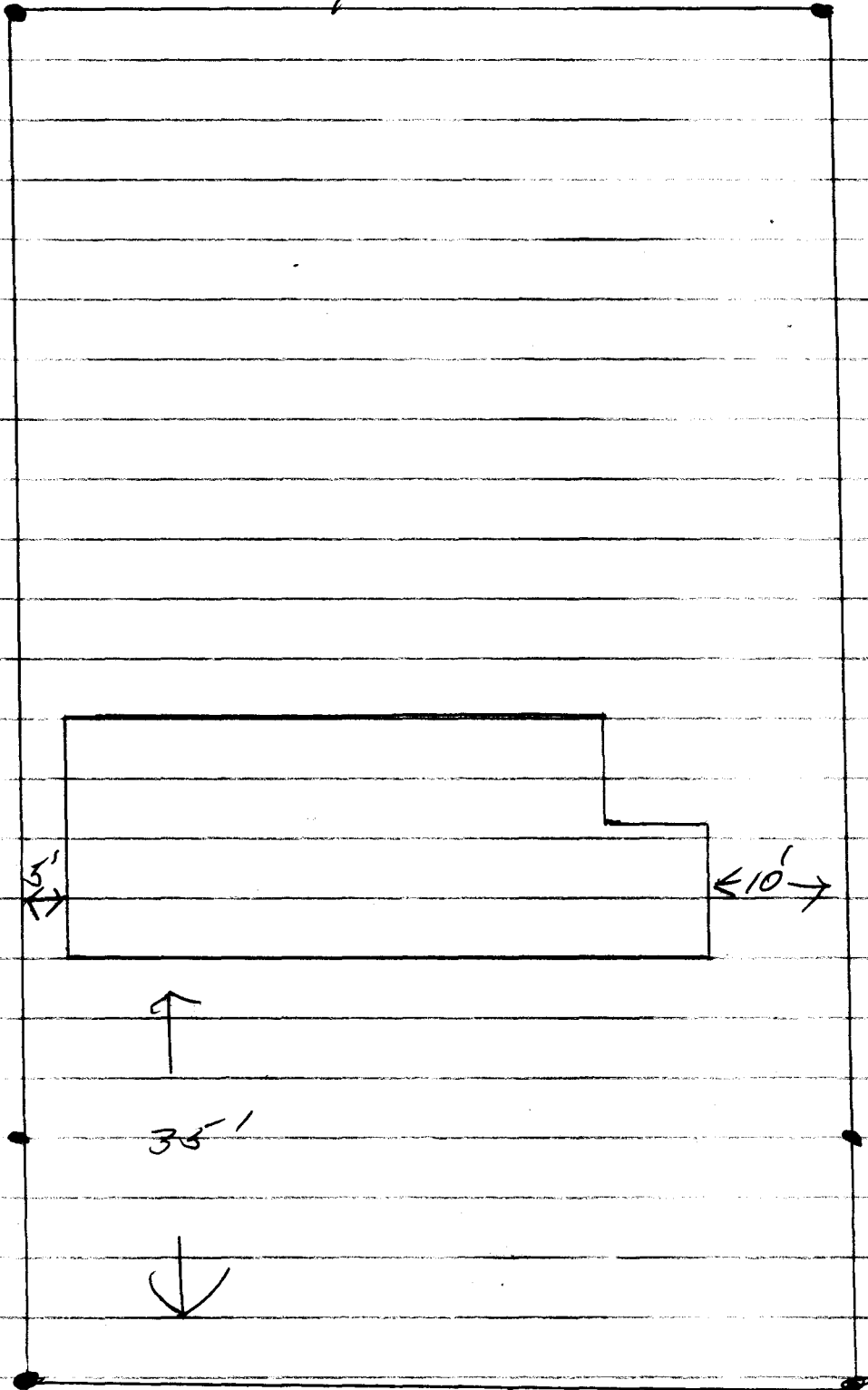
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Marcia Potz
 Department Approval
6-10-93
 Date Approved

Joe Boivin
 Applicant Signature
6/10/93
 Date

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

75'



~~168'~~

168'

5'

10'

35'

Mt. View St.

ACCEPTED MP 6-10-93
 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.