

DATE SUBMITTED: 2-17-93

PERMIT NO. 441701

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 615 View Point Dr. SQ. FT. OF BLDG: 3560

SUBDIVISION View Point Sub SQ. FT. OF LOT: 31,688

FILING # _____ BLK # 2 LOT # 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 8945-024-05-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Stephen R. McEachern USE OF EXISTING BUILDINGS: SFR

ADDRESS 615 View Point Dr.

TELEPHONE: _____ DESCRIPTION OF WORK AND INTENDED USE: CONCT OF GARAGE (480 sq ft.)
Re-loc of patio

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-4 ~~DESIGNATED~~ FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' GEOLOGIC HAZARD: YES _____ NO

SIDE 7 REAR 30 CENSUS TRACT: 10 TRAFFIC ZONE: 23

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.



Department Approval



Applicant Signature

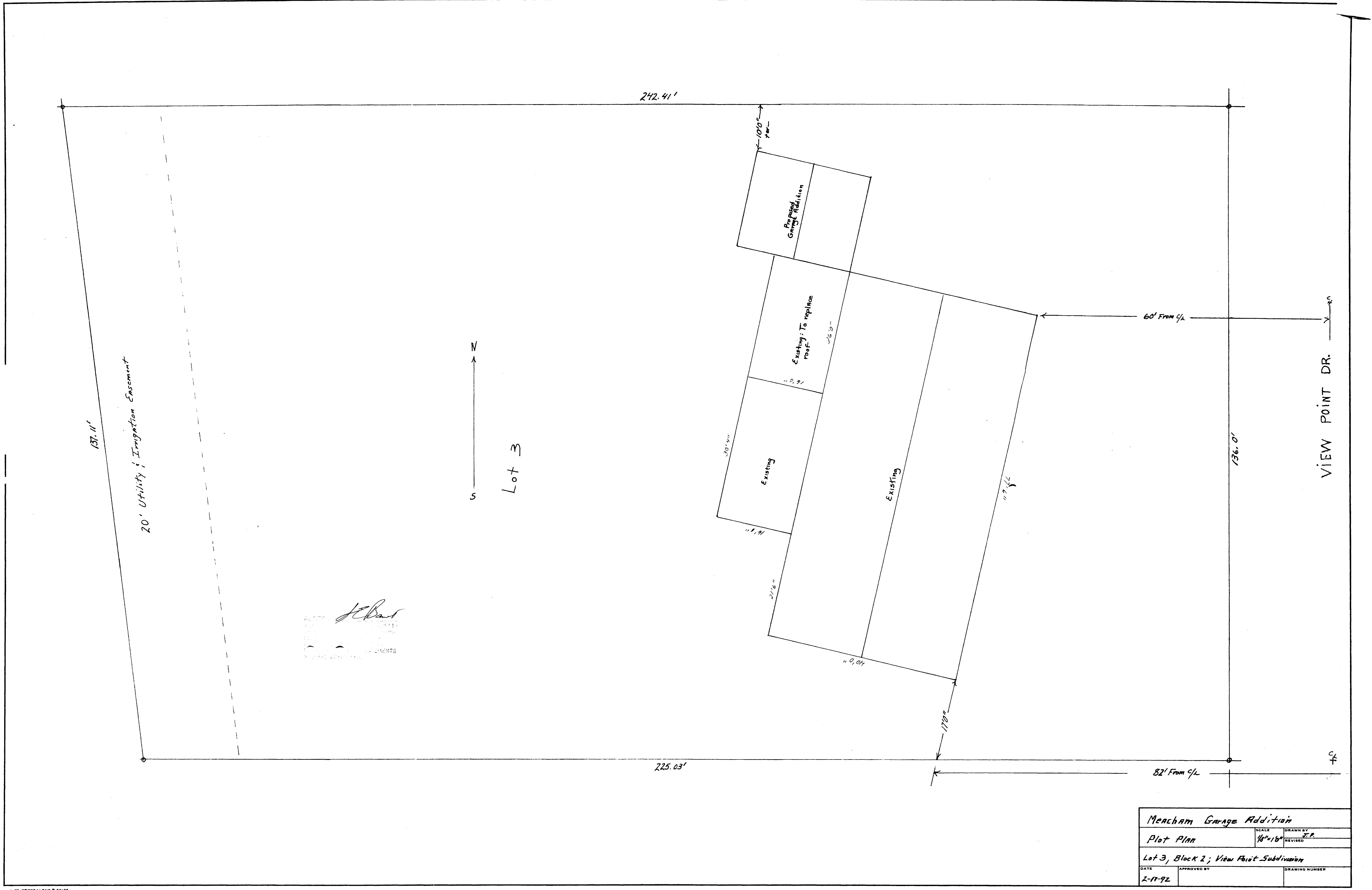
2-17-93

Date Approved

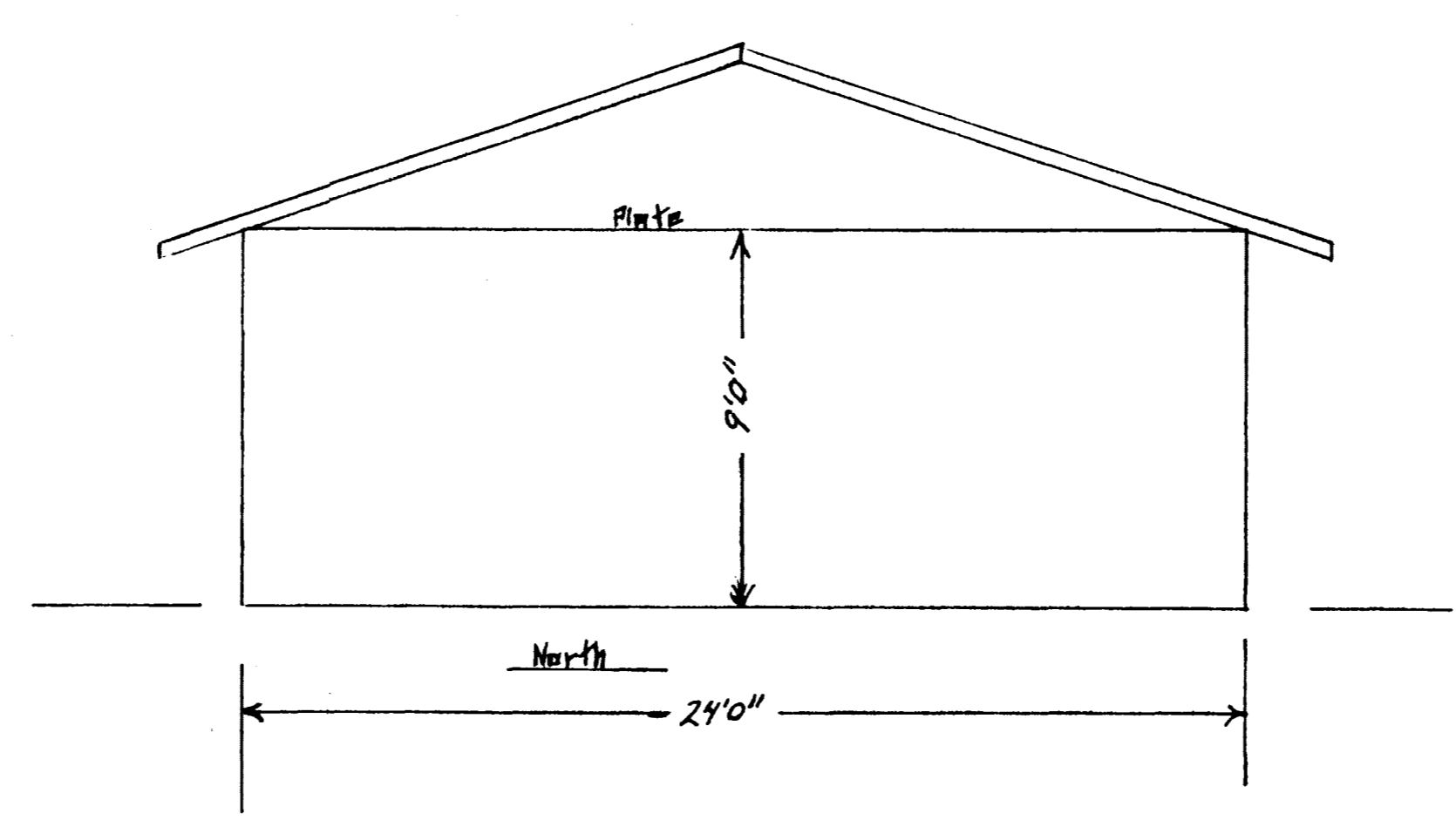
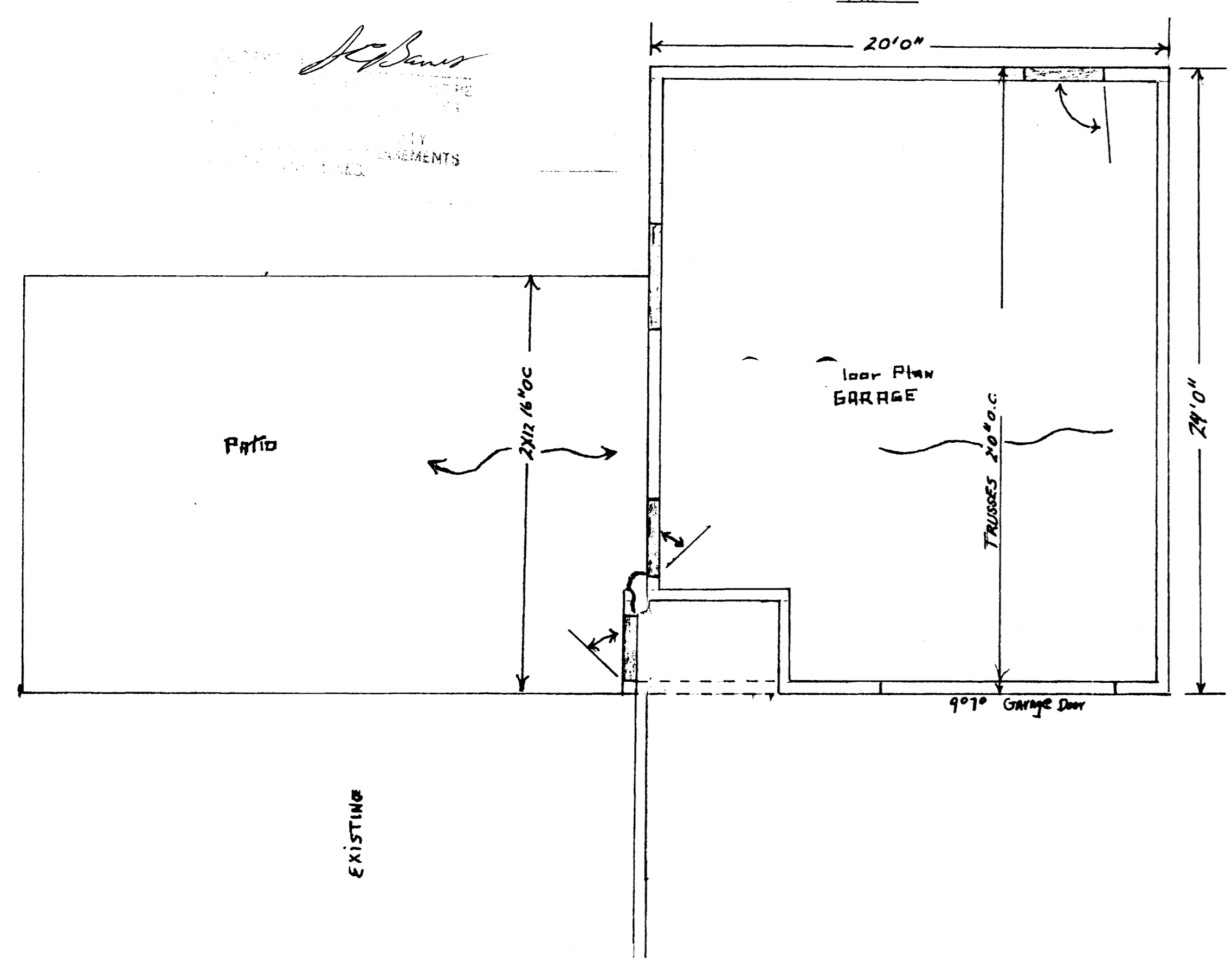
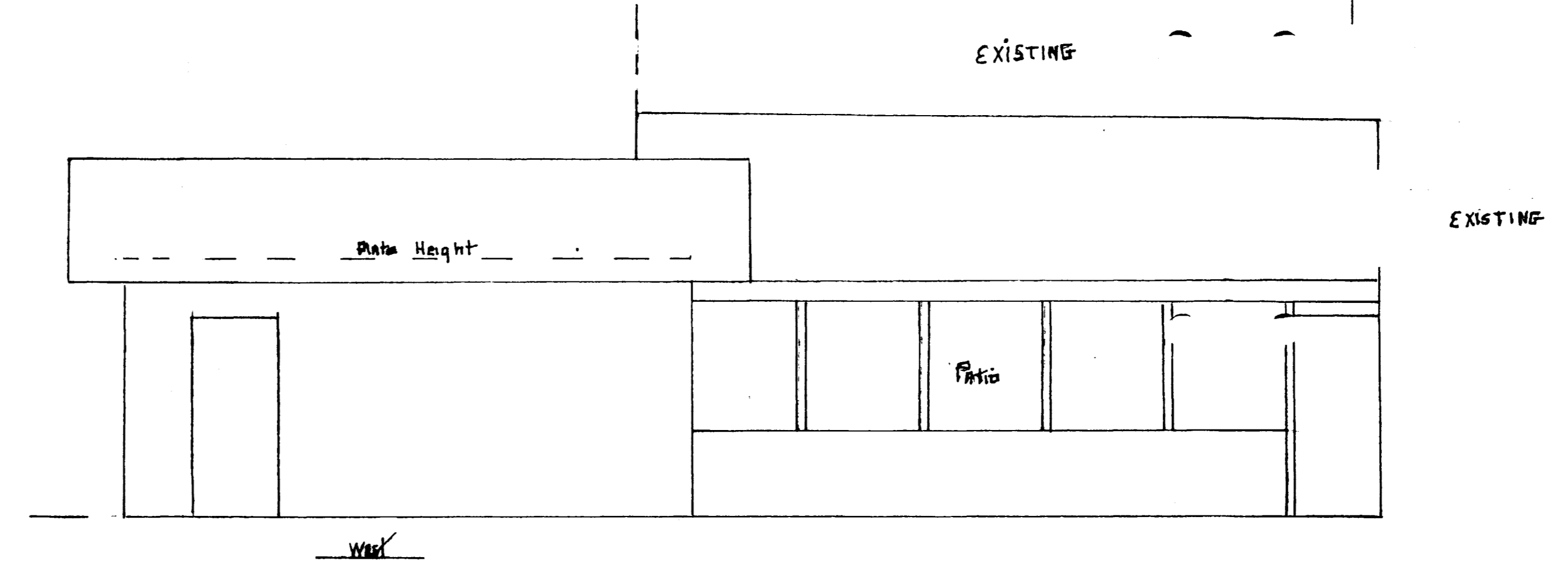
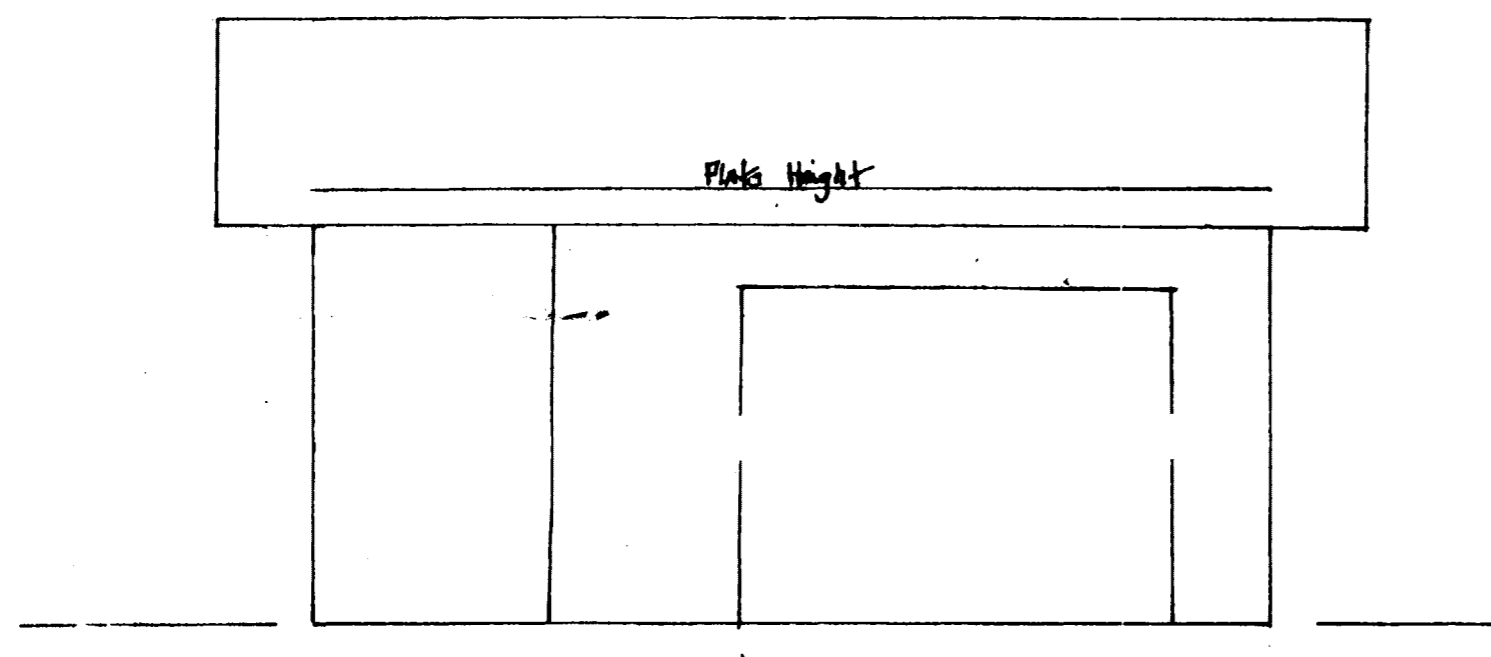
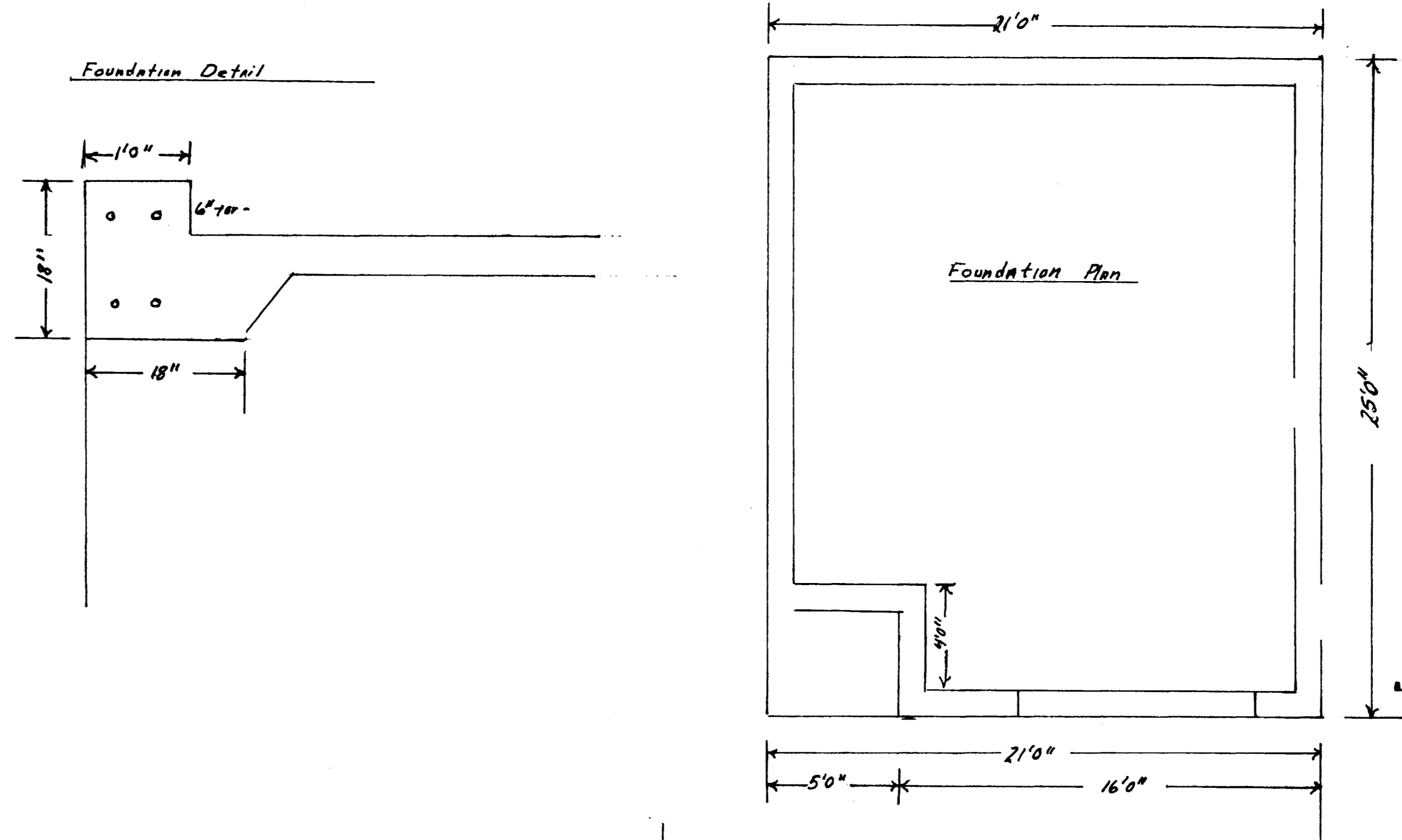
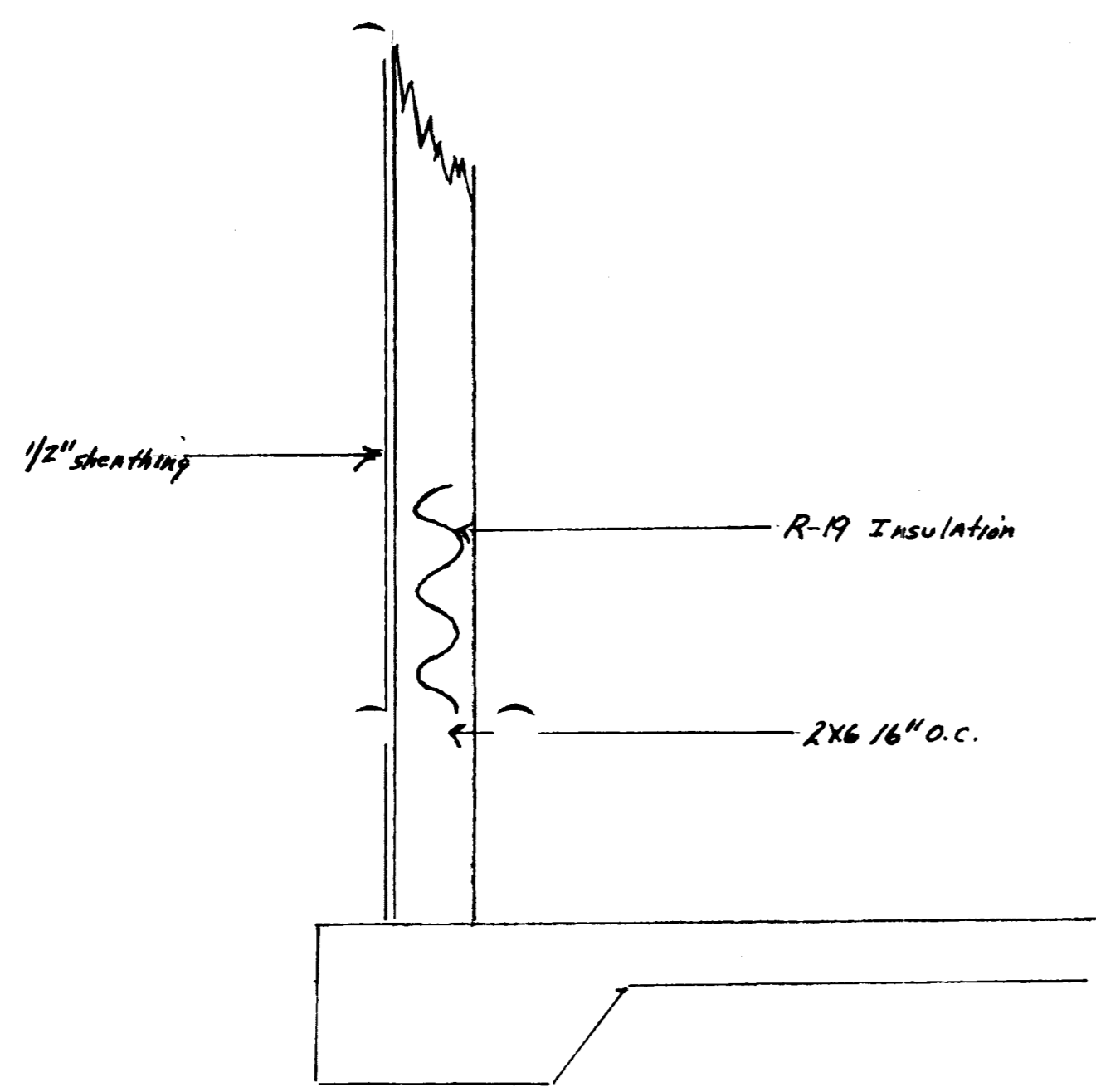
2-17-93

Date

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



Mencham Garage Addition			
Plot Plan	SCALE 1/4" = 16'	DRAWN BY J.P.	REVIEWED
Lot 3, Block 2; View Point Subdivision			
DATE 2-11-92	APPROVED BY	DRAWING NUMBER	



Mearham Garage Addition		
Floor Plan - Elevations	SCALE 1/8" = 1'-0"	DRAWN BY J.P.
Lot 3, Block 2; View Point Subdivision	REVISOR	REVISION
DATE	APPROVED BY	DRAWING NUMBER