

City  County

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 628 Sage Court

SQ FT OF BLDG: 1,500 ++Basement

SUBDIVISION: Northacres

SQ FT OF LOT: 20,000 +-

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # Pt. of Lot 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-023-13-008

0

PROPERTY OWNER: Dr. Jonathan H. Ross

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 424 So. 5th St.

PHONE: 241-1976

DESCRIPTION OF WORK AND INTENDED USE:

Construct New Home

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: RSF-4

FLOOD PLAIN: YES  NO

SETBACKS: F 45'Es 7' R 30'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: 50'

CENSUS TRACT NUMBER: 10

MAXIMUM HEIGHT: 32'

SPECIAL CONDITIONS: \*min. 20' From Front Property Line.

PARKING SPACES REQUIRED: n/a

LANDSCAPING/SCREENING: n/a

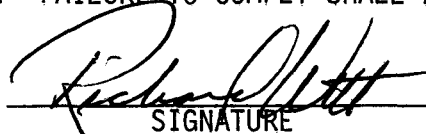
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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).

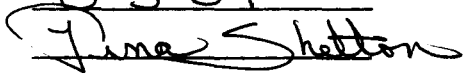
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

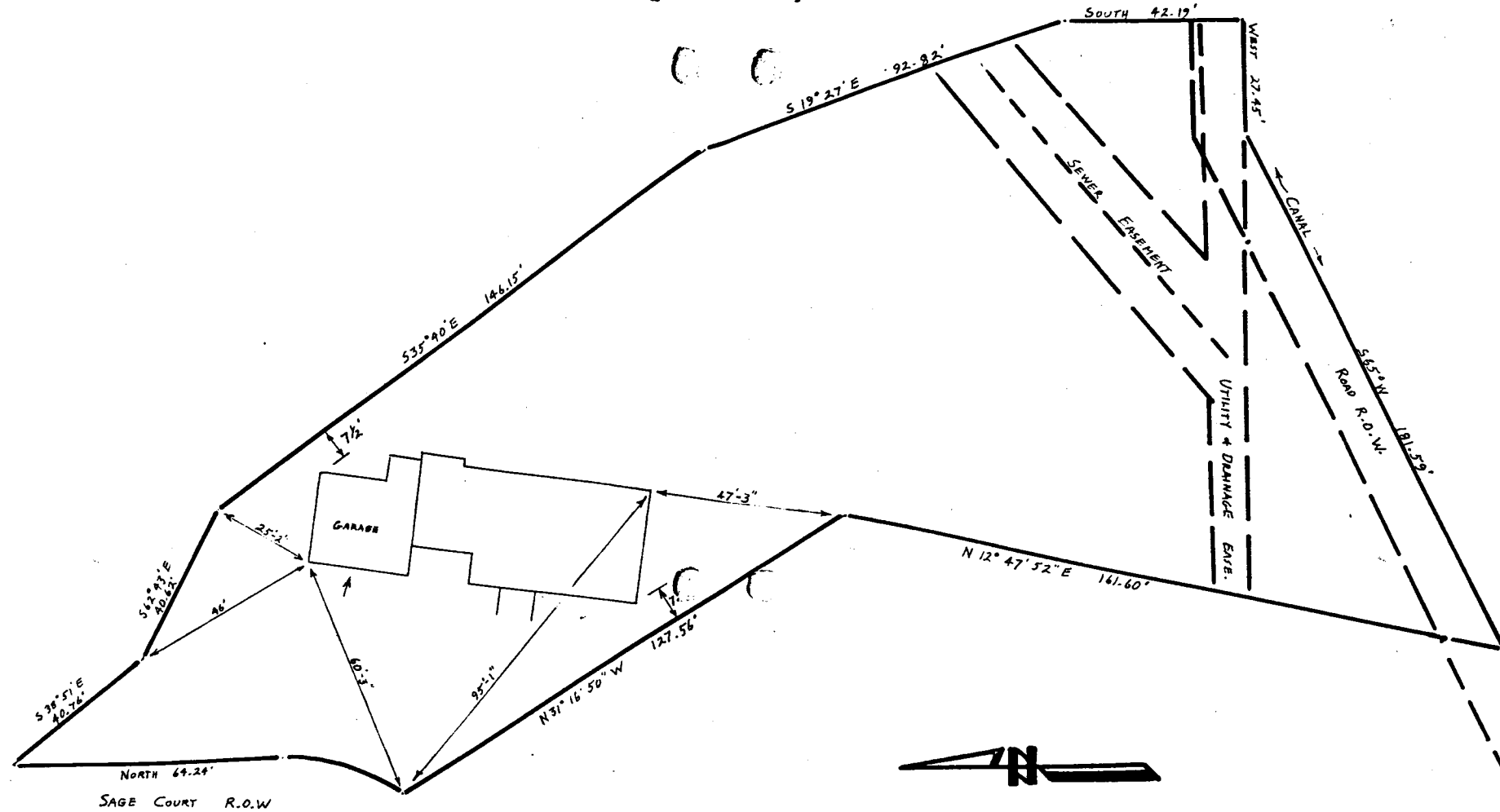
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.


  
SIGNATURE

Richard Witt DBA Witt Homes

DATE APPROVED: 8-3-84

APPROVED BY: 



<b>SITE PLAN</b>	
628 SAGE COURT, GRAND JUNCTION, CO.	
<b>WITT &amp; ASSOCIATES</b>	
DATE: 8/2/84	SCALE: 1" = 30'
 <span style="float: right;">GRAND JUNCTION, CO.</span>	
PETROS CONSULTING	