

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: 2566 Z Rd

SQ FT OF BLDG: 391

SUBDIVISION: N.A.

SQ FT OF LOT: .29 Acre

FILING # N.A. BLK # N.A. LOT # N.A.

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 294503400061

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Joe G Redding

USE OF ALL EXISTING BUILDINGS: Patio

ADDRESS: 2566 Z Road

PHONE: 242-0675

DESCRIPTION OF WORK AND INTENDED USE: Residence add on existing slab

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

ZONE: RSF-4

FLOOD PLAIN: YES  NO

SETBACKS: F 7' S 7' R 30'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: 100' REQUIRED

CENSUS TRACT NUMBER: \_\_\_\_\_

MAXIMUM HEIGHT: 32

SPECIAL CONDITIONS: 1 MUST

PARKING SPACES REQUIRED: N/A

DEDICATE 20' OF R.O.W. OFF F.R.D. - 2 SEE ATTACHED MEMO.

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.

DATE APPROVED: 6-5-84

Joe G Redding  
SIGNATURE

APPROVED BY: [Signature]

## CITY OF GRAND JUNCTION, COLORADO

## MEMORANDUM

Reply Requested

Yes  No 

Date

3/29/84To: (From:) TINA From: (To:) KMEL

The proposal on this clearance request is acceptable if the applicant records the statement required in section 5-1-7J of the I & D.C.

The clearance may not be issued with out a copy of that recorded statement attached. The applicant should be given a copy of 5-1-7J