

DATE SUBMITTED: 12/9/91

PERMIT NO. 40602

FEE \$ no fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 627 W. Colorado Ave

SQ. FT. OF BLDG: 32' X 30'

SUBDIVISION Mobley's Sub

SQ. FT. OF LOT: ~~80' X 135'~~ 75' X 125'

FILING # \_\_\_\_\_ BLK # 10 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-154-21-007

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Arnesto Pesina

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 426 Poland

DESCRIPTION OF WORK AND INTENDED USE:  
new single family home

TELEPHONE: 241-1957

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

### FOR OFFICE USE ONLY

ZONE R5F-8

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

SETBACKS: FRONT 20'

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

SIDE 5 REAR 15

CENSUS TRACT: 9 TRAFFIC ZONE: 43

MAXIMUM HEIGHT 32

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED:  
\_\_\_\_\_

SPECIAL CONDITIONS:  
See file # 77-91 - floodplain permit  
Site plan on file

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.

Kathy Porter  
Department Approval  
12/9/91  
Date Approved

Arnesto Pesina  
Applicant Signature  
12/9/91  
Date

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