

DATE SUBMITTED: 10/22/91

PERMIT NO. 40225

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 115 Epps Dr

SQ. FT. OF BLDG: 1320

SUBDIVISION: Epps Subdivision

SQ. FT. OF LOT: 9600

FILING NO. BLK NO. 2 LOT NO. 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2943-074-11-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER: John Bailey

USE OF EXISTING BUILDINGS: N.A

ADDRESS: 523 Centennial Rd.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 243-6544

Set, Remove & Sale

SUBMITTALS 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: YES NO X

SETBACKS: FRONT 45' to 9

GEOLOGIC HAZARD: YES NO X

SIDE 0' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 30'

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.

Clinton E. M. Week

John Bailey

Department Approval

Applicant Signature

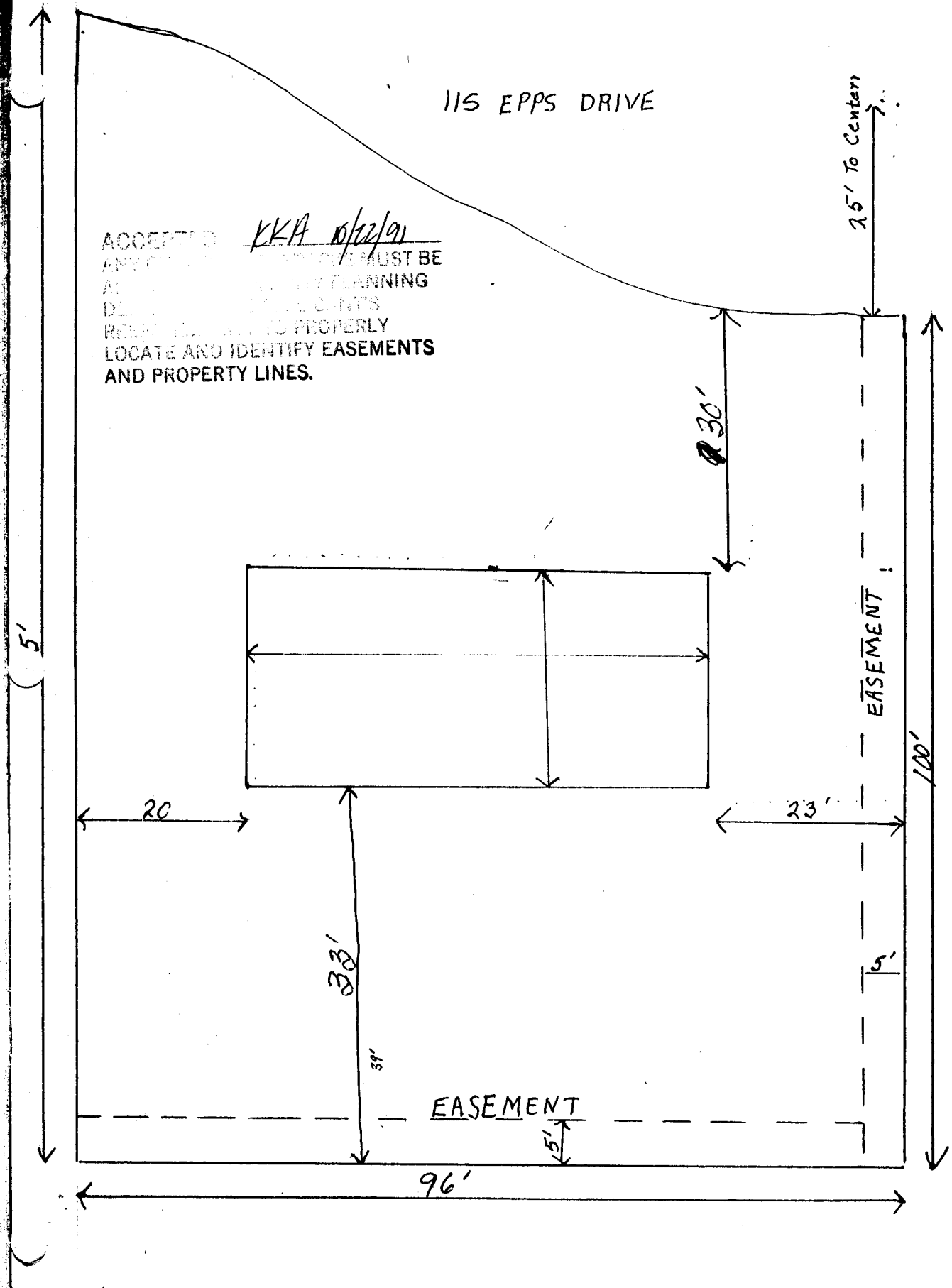
10/22/91

Date

Date Approved

115 EPPS DRIVE

ACCEPTED *KKA 10/22/91*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE CLIENTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



25' To Center

R 30'

EASEMENT

EASEMENT

5'

20'

23'

33'

39'

96'

5'

5'

100'