

DATE SUBMITTED: 12/27/91

PERMIT NO. 40652

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2502 MT SOPRIS DR

SQ. FT. OF BLDG: 1750

SUBDIVISION HEATHERIDGE ESTATES

SQ. FT. OF LOT: 10750

FILING # _____ BLK # 3 LOT # 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-222-06-012

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER JAMES BILLINGS

USE OF EXISTING BUILDINGS: _____

ADDRESS PO BOX 2963

DESCRIPTION OF WORK AND INTENDED USE: NEW CONSTRUCTION - RESIDENCE

TELEPHONE: 243-0051

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

FLOODPLAIN: YES _____ NO /

SETBACKS: FRONT 45' from centerline

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 30' or 20' from property line

CENSUS TRACT: 19 TRAFFIC ZONE: 95

MAXIMUM HEIGHT 32'

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: N/A

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.

Karl M. [Signature]
Department Approval
12/27/91
Date Approved

James P. Billings [Signature]
Applicant Signature

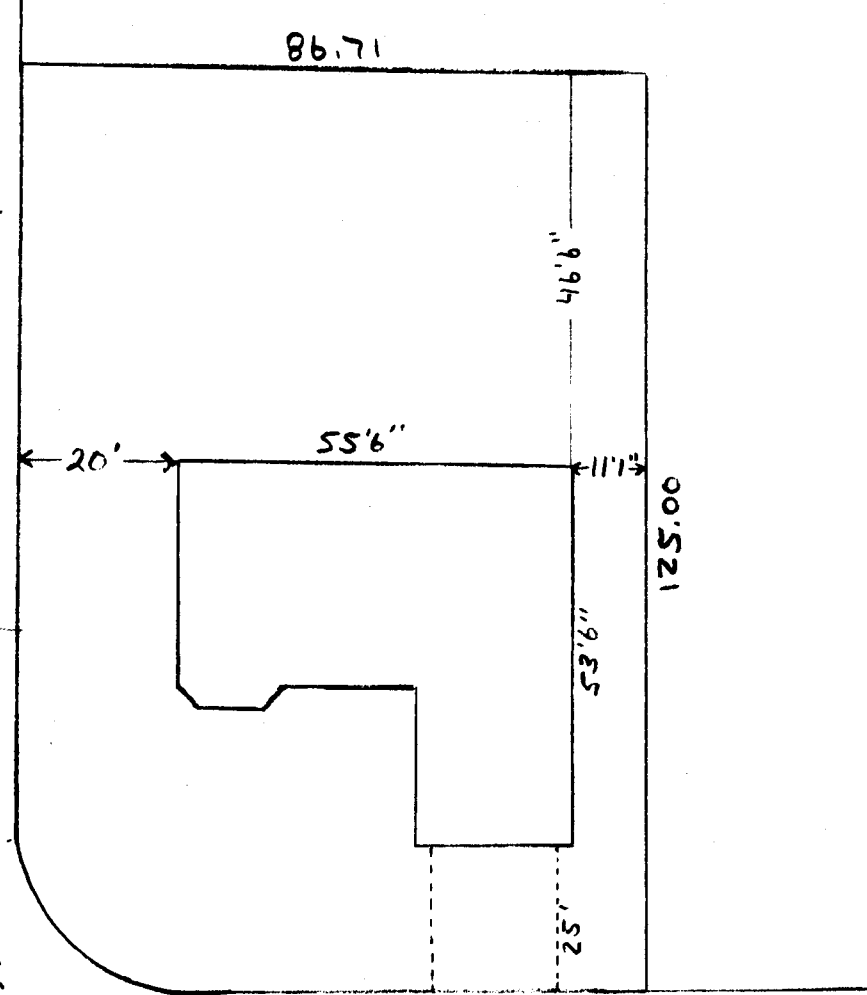
Date

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

S. REDLANDS

NOTED
ANY
DEPT.
REQUIREMENTS
FOR ANY PERMITS
AND PROPERTY LINES.

12/27/91 KDC



MT SOPRIS DR