

DATE SUBMITTED: 12/30/91

PERMIT NO. 40685

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 205 Park Dr.

SQ. FT. OF BLDG: 1400

SUBDIVISION Park Lane Sub

SQ. FT. OF LOT: 8800

FILING # _____ BLK # _____ LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-112-13-048

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

OWNER Highlife Homes LTD

USE OF EXISTING BUILDINGS: _____

ADDRESS P.O. Box 74, Grand Junction, CO

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245-7006

Single Family Home

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~~ RSF-5

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 45' from center line

GEOLOGIC HAZARD: YES _____ NO

SIDE 5' REAR 25'

CENSUS TRACT: 4 TRAFFIC ZONE: 25

MAXIMUM HEIGHT 32'

PARKING REQ'MT 2 spaces

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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 Metzner
Department Approval

Al R. Johnson
Applicant Signature

12/30/91
Date Approved

12/18/91
Date

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

