

DATE SUBMITTED: 12/23/92

PERMIT NO. 43820

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 810 N. Ninth St. SQ. FT. OF BLDG: 1260 (+ 280 garage)
 SUBDIVISION City of Grand Junction SQ. FT. OF LOT: 6080
 FILING # _____ BLK # 25 LOT # 31/32 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-141-16-019 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 0

OWNER Gary DeRush USE OF EXISTING BUILDINGS: N/A
 ADDRESS 1352 Main Street
 TELEPHONE: 941-2335 DESCRIPTION OF WORK AND INTENDED USE:
New single family residence

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

FOR OFFICE USE ONLY

ZONE currently Public Zone FLOODPLAIN: YES _____ NO X
 SETBACKS: FRONT 20' from pt GEOLOGIC HAZARD: YES _____ NO X
 SIDE 5' REAR 15' CENSUS TRACT: 2 TRAFFIC ZONE: 36
 MAXIMUM HEIGHT 32 PARKING REQ'MT _____
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS:
Meets criteria of section 5-1-7.K.3

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.

Angeline Barrett
Department Approval

Gary D. DeRush
Applicant Signature

12/23/92
Date Approved

Date

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