

DATE SUBMITTED: 3-18-92

PERMIT NO. 41323

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3030 Nth 14th

SQ. FT. OF BLDG: 1354~~8~~ + garage 400~~8~~

SUBDIVISION Fairmount

SQ. FT. OF LOT: 6950~~±~~

FILING # _____ BLK # 2 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-013-06-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER Joy L. Stein

USE OF EXISTING BUILDINGS: NA

ADDRESS _____

TELEPHONE: 242-9020

DESCRIPTION OF WORK AND INTENDED USE: new 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 RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

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.

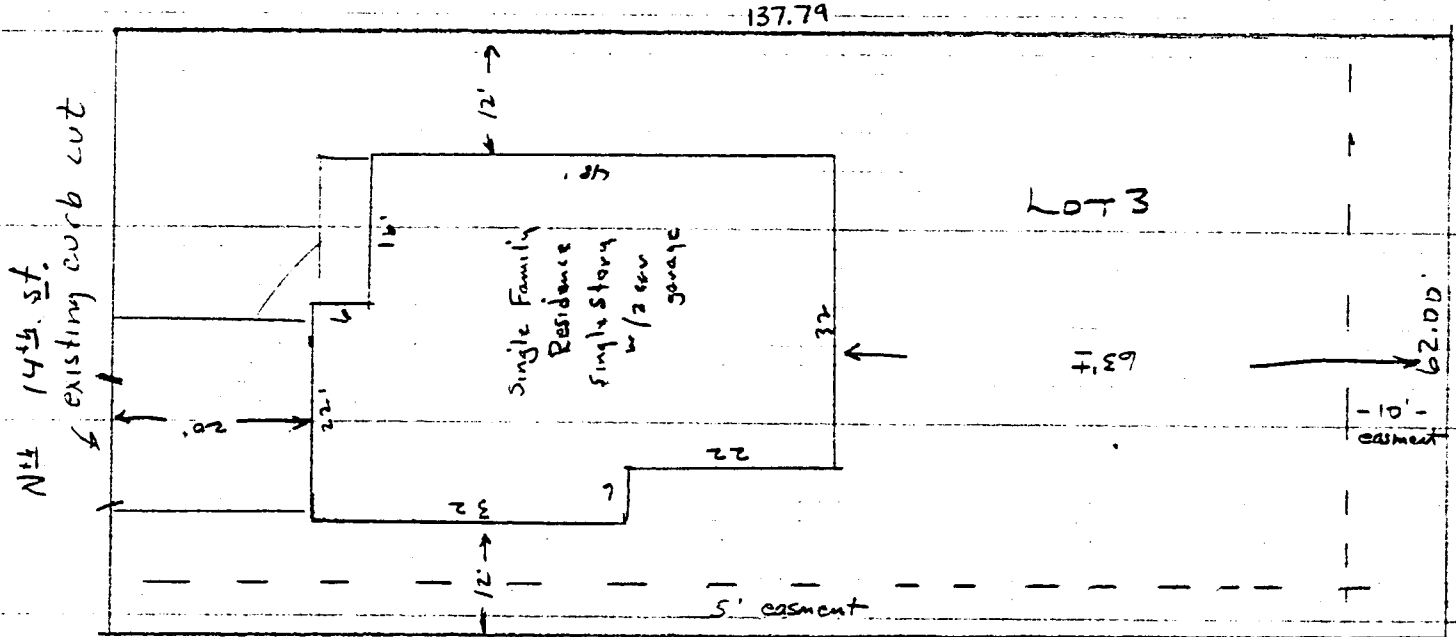
Marcia Paterj
Department Approval

Joy L. Stein
Applicant Signature

3-18-92
Date Approved

Date

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



Plot Plan
Scale 1" = 20'

Block Two
Fairmount Sub.

ACCEPTED MP 3-18-92
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

new line
sewer
cutting plan

C.M. 2

Tax Schedule
2945-013-06-003

9/22

FAIRMOUNT

A REPLAT OF LOTS 57, 58, 59
FAIRMOUNT SUB

W 1/4 CORNER
SECTION I
T.1S., R.1W., U.M.

NW CORNER
NE 1/4 SW 1/4 SW 1/4
SECTION I
T.1S., R.1W., U.M.

NORTH LINE SW 1/4 SW 1/4 SECTION I
661.16'

TRUE POINT OF
BEGINNING

