

DATE SUBMITTED: 7/8/92

PERMIT NO. 42312 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3625 - 27¹/₂ Rd

SQ. FT. OF BLDG: ~~12000~~ 1880 ^{EF}

SUBDIVISION Bell Ridge

SQ. FT. OF LOT: 12000 +

FILING # 2 BLK # 51 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2995-012-25-003

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

OWNER Gary Rindank

USE OF EXISTING BUILDINGS: _____

ADDRESS 542-33 Rd Clifton

DESCRIPTION OF WORK AND INTENDED USE: New SFR

TELEPHONE: 434-0510

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-5

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 20' R

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 5 REAR 25

CENSUS TRACT: 10 TRAFFIC ZONE: 21

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.

Trenton K. Webb
Department Approval

[Signature]
Applicant Signature

8 July 92
Date Approved

7-8-92
Date

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