

DATE SUBMITTED: 7/10/92

PERMIT NO. 423271

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3640 Applewood

SQ. FT. OF BLDG: 1700^{sq} w/o garage

SUBDIVISION Spring Valley

SQ. FT. OF LOT: _____

FILING # 6 BLK # 15 LOT # 23

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-011-31-023

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

OWNER Milo Johnson

USE OF EXISTING BUILDINGS: _____

ADDRESS 225 Park Drive

TELEPHONE: 243-5560

DESCRIPTION OF WORK AND INTENDED USE: 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-5

FLOODPLAIN: YES _____ NO C

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO C

SIDE 5 REAR 25

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

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.

[Signature]
Department Approval
7/10/92
Date Approved

[Signature]
Applicant Signature
7/10/92
Date

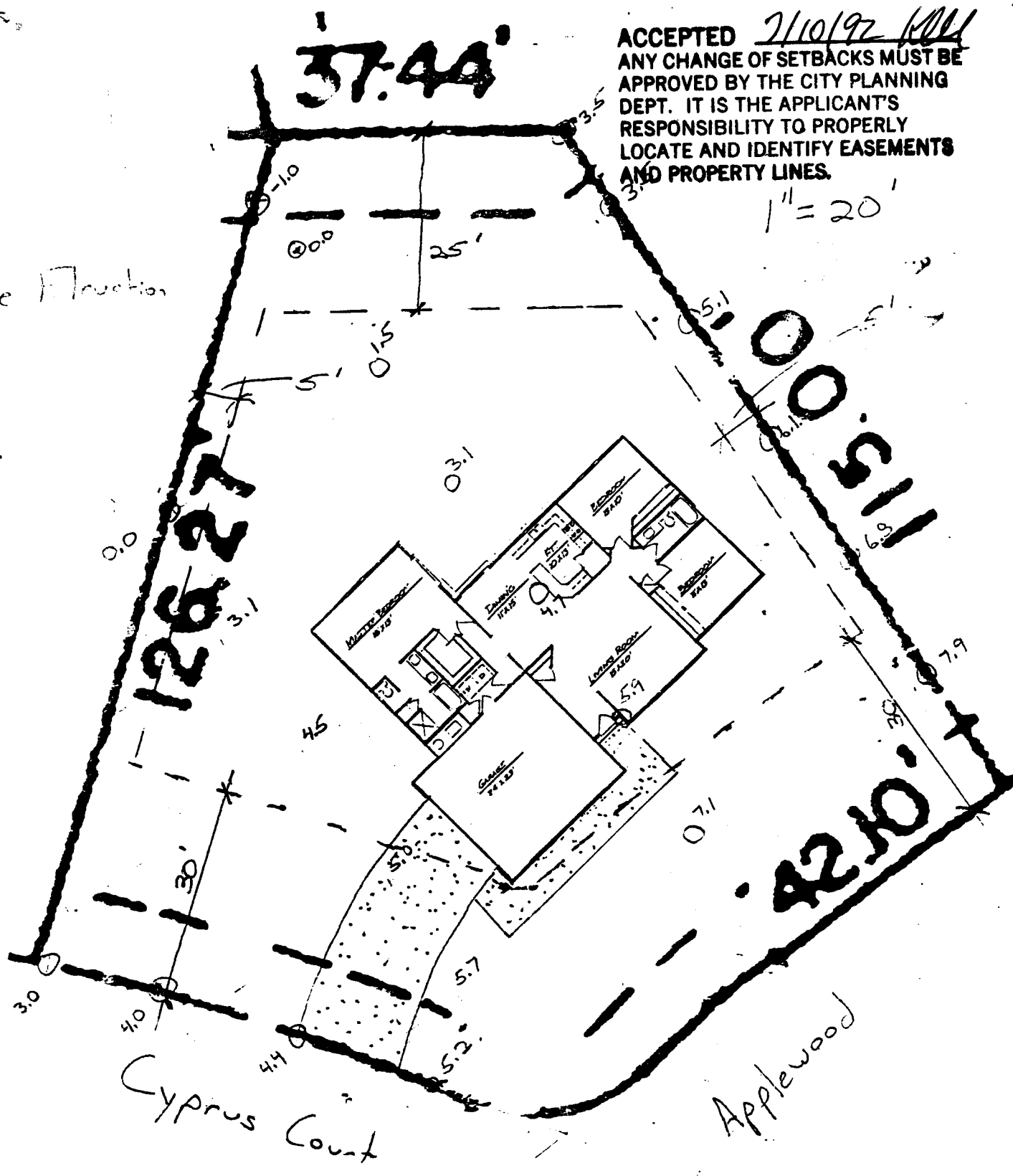
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED 2/10/92 MLL
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.

1" = 20'

37.44'

House Addition
5.1



Cyprus Court

Applewood