

DATE SUBMITTED: 8-24-92

PERMIT NO. 42752 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 723 Ash

SQ. FT. OF BLDG: 1600^{sq} + full full base.

SUBDIVISION Sunset Terrace Replat

SQ. FT. OF LOT: _____

FILING # — BLK # 3 LOT # 16

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-335-010-13

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

OWNER Robert L. Dancy

USE OF EXISTING BUILDINGS: NA

ADDRESS 2706 H. Rd.

DESCRIPTION OF WORK AND INTENDED USE: Res. Home

TELEPHONE: 242-2300

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

FOR OFFICE USE ONLY

ZONE ~~(R00000)~~ RSF-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 7 REAR 20

CENSUS TRACT: 10 TRAFFIC ZONE: 17

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.

Christie Nantz
Department Approval

Robert L. Dancy
Applicant Signature

8-24-92
Date Approved

Date

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

Sunset Terrace Replat

723 Ash
Lot 16 BL 3

