

DATE SUBMITTED: March 2 1992

PERMIT NO. 41105

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2708 B 3/4 rd

SQ. FT. OF BLDG: 800

SUBDIVISION Cyphers Sub

SQ. FT. OF LOT: 7,084

FILING # \_\_\_\_\_ BLK # 3 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-252-09-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: - vacant

OWNER Shawn Marsh & Jennifer Warner

USE OF EXISTING BUILDINGS: none

ADDRESS 3022 D 1/2 rd Grand Jct. CO 81504

TELEPHONE: 3034344637

DESCRIPTION OF WORK AND INTENDED USE: move & set single family home

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 \_\_\_\_\_

SETBACKS: FRONT 45-CL, 20-PL

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5' REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

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.

[Signature]  
Department Approval

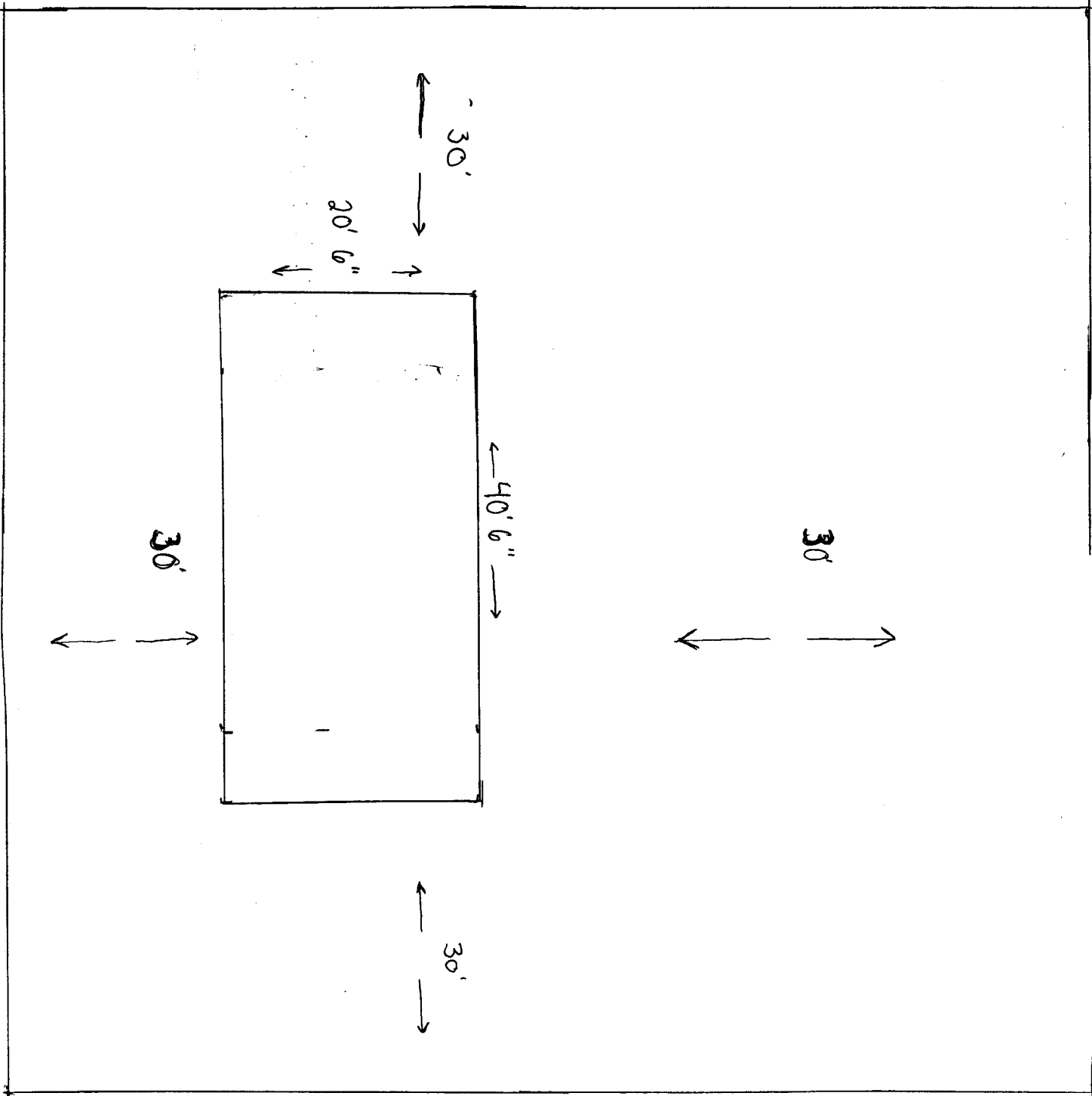
[Signature]  
Applicant Signature

3-29-92  
Date Approved

March 2 1992  
Date

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

100' B 3/4



106' Pinion St

**ACCEPTED**  
 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.

2708 B 3/4 rd

U