

DATE SUBMITTED

July 14, 92

PERMIT NO.

423/4

FEE \$

5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 725 Birdie Dr

SQ. FT. OF BLDG: 5x27

SUBDIVISION Fairway Park

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 4 LOT # 4

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2701-363-14-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER WALTER REES

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 725 Birdie Dr - 206

RESIDENCE

TELEPHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

Patio ENCLOSURE

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**  
\*\*\*\*\*

ZONE RSEH

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 75 ft

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

SIDE 7 ft REAR 30 ft

CENSUS TRACT: 16 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32 ft

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  
7/14/92  
Date Approved

William Trachtenbach  
Applicant Signature  
14 July 92  
Date

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

ACCEPTED KW 7/14/92  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Berkie Dr

