

DATE SUBMITTED: 10-26-92

PERMIT NO. _____

FEE \$ 43310 ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS ²⁵⁴⁴ ~~2545~~ Booker. ff

SQ. FT. OF BLDG: 11445F

SUBDIVISION 1st Add To Arbor Village

SQ. FT. OF LOT: 8200 +

FILING # _____ BLK # R1 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-32-004

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

OWNER Gary Ruder

USE OF EXISTING BUILDINGS: NA

ADDRESS 542-33 N. Clifton. Co

DESCRIPTION OF WORK AND INTENDED USE: New SFR Const

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 RSE8

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

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

10-26-92
Date Approved

10-26-92
Date

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

82'

10' utility Easement

50' ±

15' Easement

North



110'

W E

S

15'

110'

House

Garage

5'

20'

10' Easement

Concrete Driveway

82'

2536 Bookcliff Ave
Lot 2 Block 1 1st Add. To Arbor Village