

DATE SUBMITTED: 3-27-92

PERMIT NO. 41361

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 316 Cedar St.

SQ. FT. OF BLDG: 1680

SUBDIVISION _____

SQ. FT. OF LOT: 2.61 AC

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-243-00-102

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

OWNER Randy L. Cook

USE OF EXISTING BUILDINGS: Garage - Residential

ADDRESS P.O. Box 1120 Clifton

DESCRIPTION OF WORK AND INTENDED USE: New Single Family Residence

TELEPHONE: 242-2212

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

FOR OFFICE USE ONLY

ZONE RSF-8 ^{or 20'}

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' from centerline

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

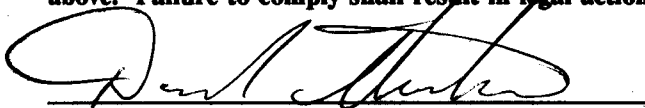
LANDSCAPING/SCREENING REQUIRED: _____

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.



Department Approval



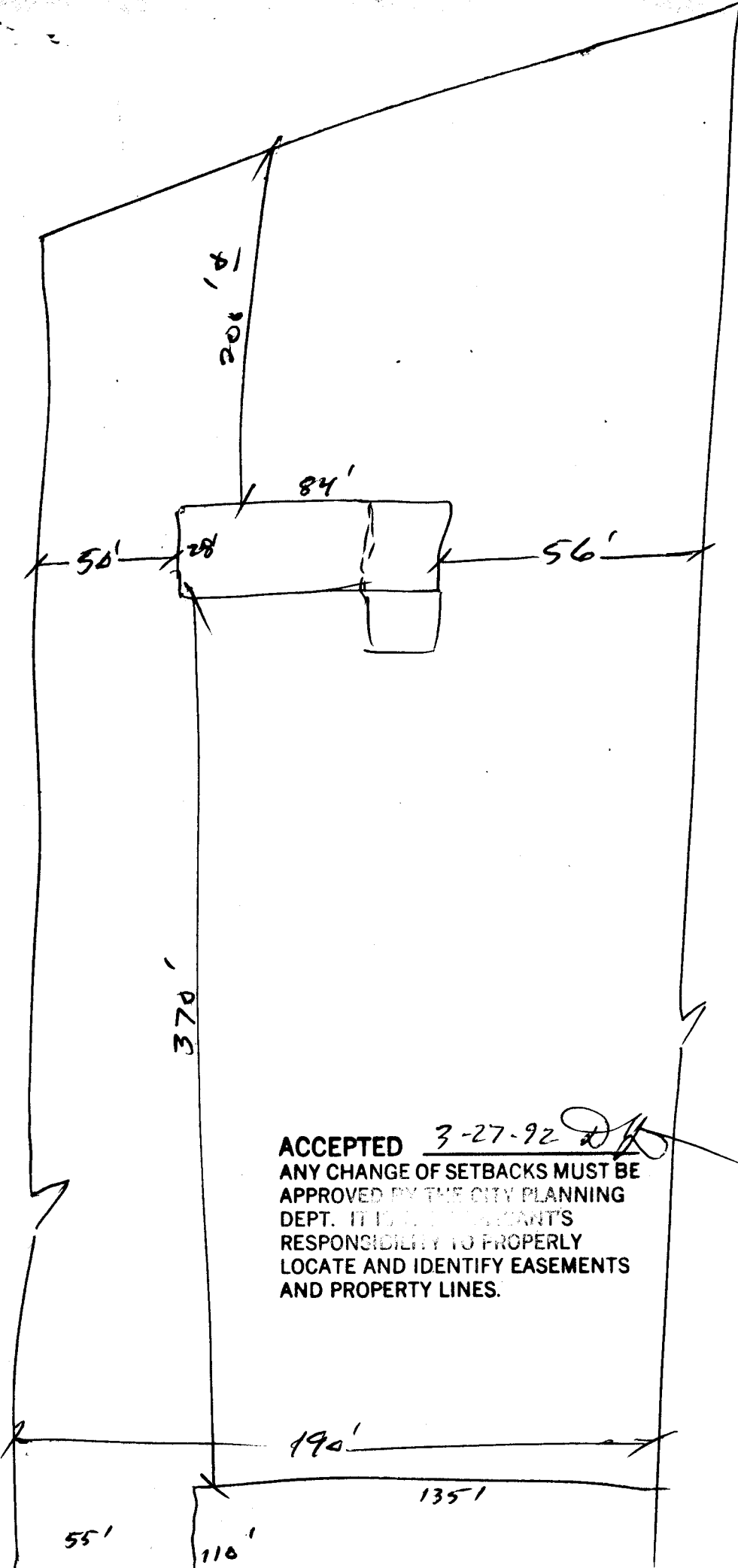
Applicant Signature

3-27-92

Date Approved

Date

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



675'

ACCEPTED 3-27-92 *DK*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE PROPRIETOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

316 Cedar St.
 Randy L. Cook