

DATE SUBMITTED: 7/17/92

PERMIT NO. 42368 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2685 - DANE Lane SQ. FT. OF BLDG: 2500

SUBDIVISION Alpine Meadows SQ. FT. OF LOT: 8000

FILING # _____ BLK # 3 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2201-351-46-011 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER JAY Gonyeau USE OF EXISTING BUILDINGS: 0

ADDRESS 2675 - ~~90~~ Springside Ct.
Loop Court.

TELEPHONE: 434-5954 DESCRIPTION OF WORK AND INTENDED USE: Single family

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

FOR OFFICE USE ONLY

ZONE PR-42 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT min 20ft on R.H. then GEOLOGIC HAZARD: YES _____ NO _____
20ft

SIDE 7ft REAR 20ft CENSUS TRACT: 16 TRAFFIC ZONE: 13

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Fee # 0-5-91

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

7-17-92
Date Approved

Date

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

ACCEPTED *DYS* 7-17-92
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.

25'

13' →

← 57 →

← 10 →

100

25'

← 80 →

Dane Lane

