

DATE SUBMITTED: 11-23-92

PERMIT NO. 43619

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

*DO UO 2305*

BLDG ADDRESS 2691 Dove Ln

SQ. FT. OF BLDG: 2,026 new structure

SUBDIVISION Alpine Meadows

SQ. FT. OF LOT: 8,500

FILING # \_\_\_\_\_ BLK # 3 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-354 K6-014

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Larry Bennett

USE OF EXISTING BUILDINGS: N/A

ADDRESS 823 24 1/2 RD 81505

DESCRIPTION OF WORK AND INTENDED USE: Residence / single family

TELEPHONE: 241-0795

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

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

SETBACKS: FRONT 20' or 15' from Row

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

SIDE ~~7'~~ REAR 20'

CENSUS TRACT: 10 TRAFFIC ZONE: 17

MAXIMUM HEIGHT \_\_\_\_\_

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.

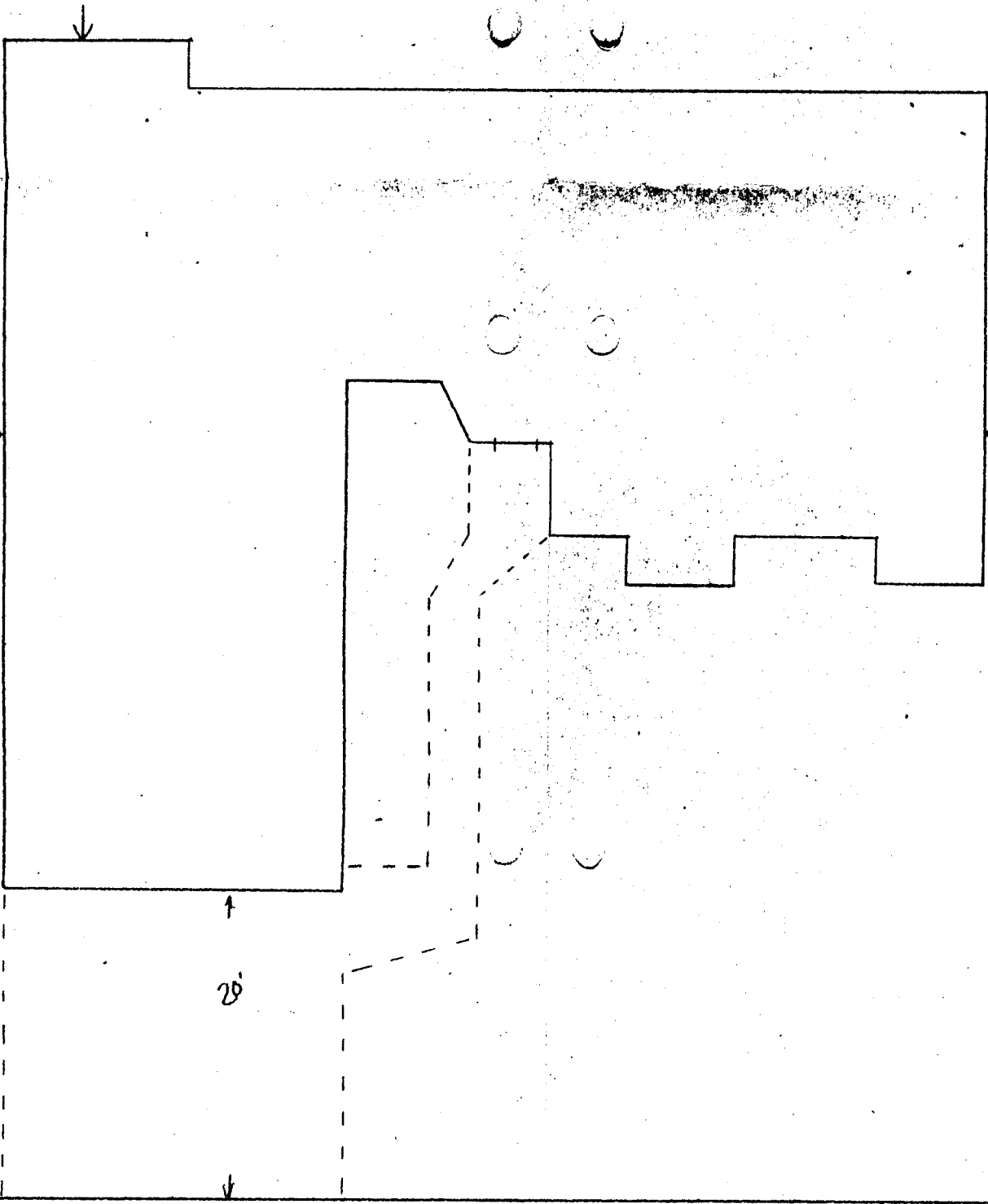
[Signature]  
Department Approval

\_\_\_\_\_  
Applicant Signature

11-23-92  
Date Approved

\_\_\_\_\_  
Date

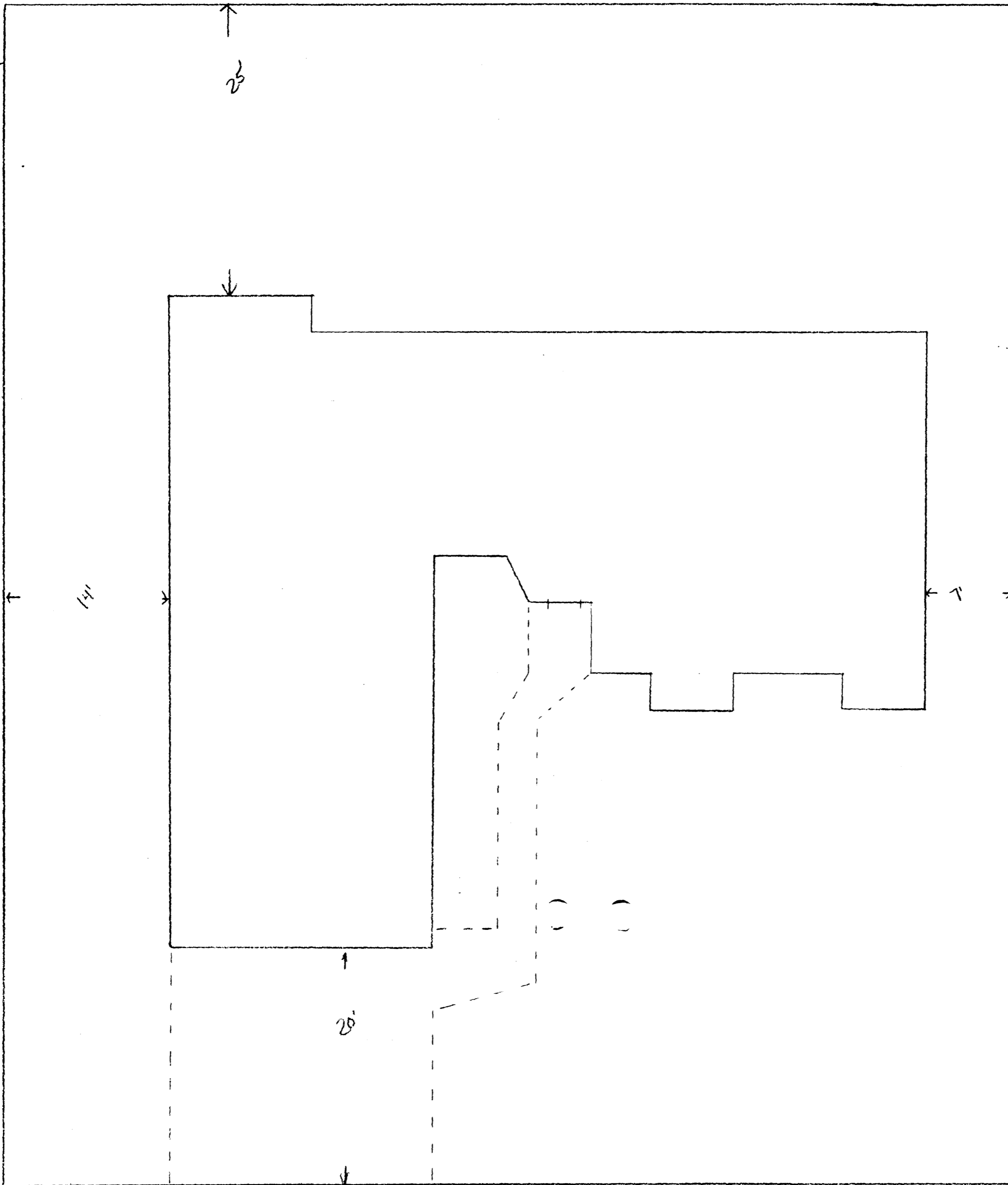
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



*[Handwritten signature]*

OF SETBACKS MUST BE  
 THE CITY PLANNING  
 THE APPLICANT'S  
 TY TO PROPERLY  
 IDENTIFY EASEMENTS  
 TY LINES.

"Bev"  
 1/8  
 "Alf"



*[Signature]*  
 ALL DIMENSIONS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE PLANNING  
 DEPARTMENT IS NOT RESPONSIBLE  
 FOR THE ACCURACY OF THE  
 DIMENSIONS, EASEMENTS,  
 AND PROPERTY LINES.

"Beaver Construction"  
 1/8 Scale  
 "Alpine Meadows"