

DATE SUBMITTED: 5/19/92

PERMIT NO. 41870

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2305 DOGWOOD CT SQ. FT. OF BLDG: 1800 sq ft
 SUBDIVISION SPRING VALLEY SQ. FT. OF LOT: 9545
 FILING # 6 BLK # 13 LOT # 33 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-014-20-035 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 1
 OWNER CATHLEEN A. FREDERICK USE OF EXISTING BUILDINGS: HOME
 ADDRESS 2305 DOGWOOD CT DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: 245-1736 ADDITION

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

FOR OFFICE USE ONLY

ZONE RSF-5 FLOODPLAIN: YES NO
 SETBACKS: FRONT 20 GEOLOGIC HAZARD: YES NO
 SIDE 5 REAR 25 CENSUS TRACT: 10 TRAFFIC ZONE: 21
 MAXIMUM HEIGHT 32 PARKING REQ'MT N/A
 LANDSCAPING/SCREENING REQUIRED: N/A SPECIAL CONDITIONS: N/A

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).

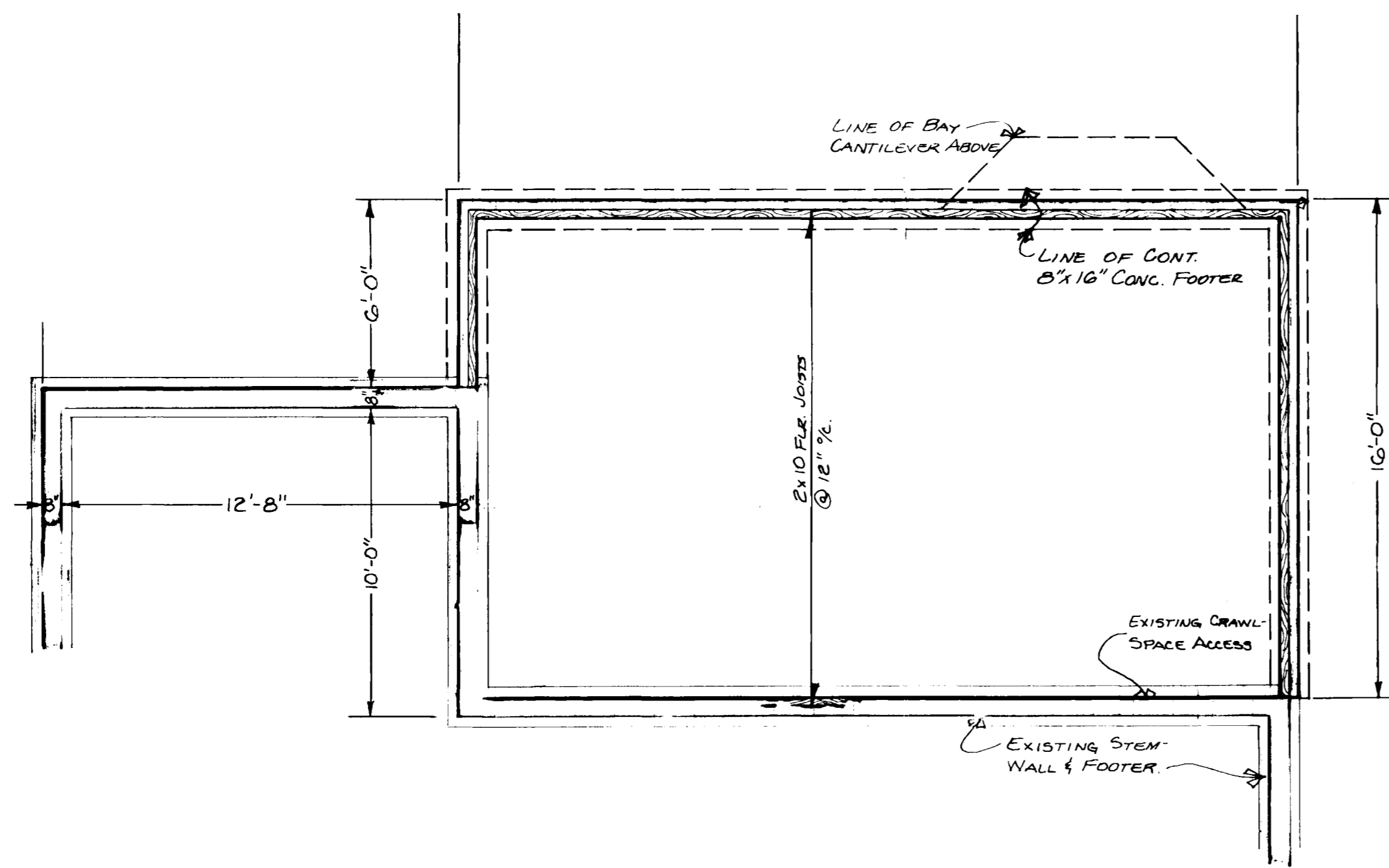
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

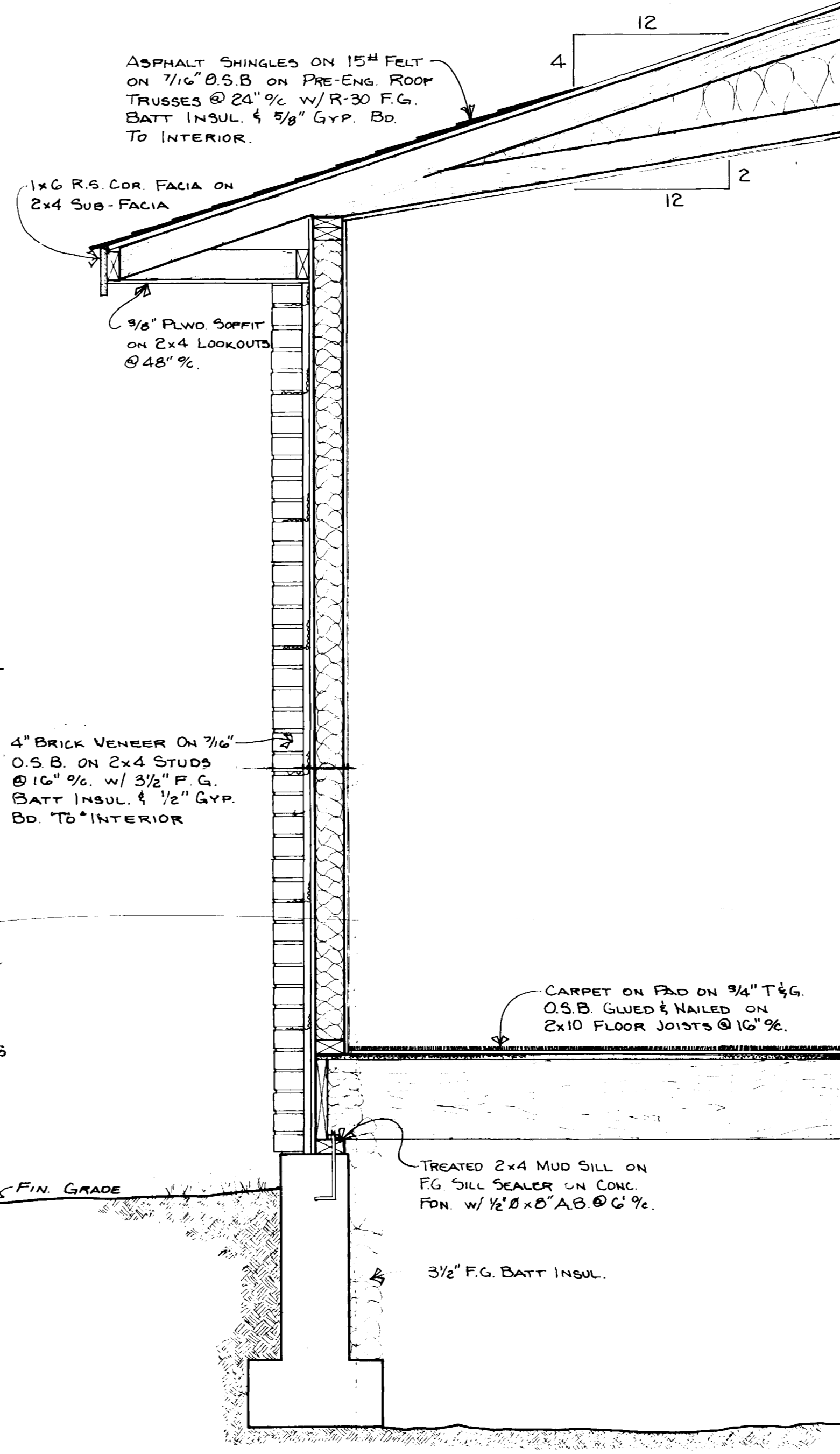
Karl M. [Signature]
 Department Approval
5/19/92
 Date Approved

Cathleen A. Frederick
 Applicant Signature
5-19-92
 Date

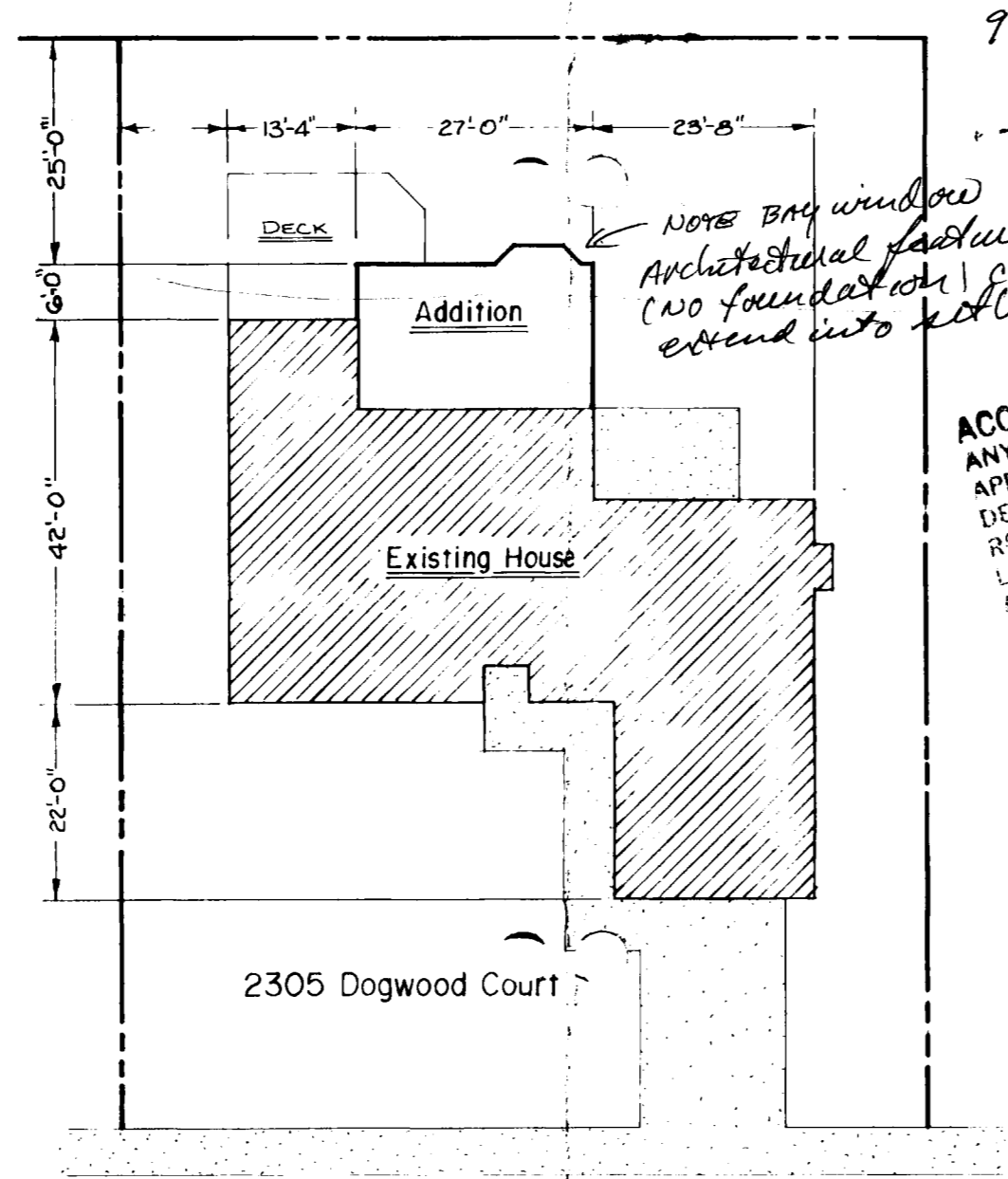
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



FOUNDATION PLAN
1/4" = 1'-0"



WALL SECTION
1" = 1'-0"



PLOT PLAN
1" = 20'
North

9545
ACCEPTED 2/19/92
ANY CHANGE OF SECTIONS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN AND IDENTIFY CASEMENTS AND PROPERTY LINES.

Rocky Mountain DRAFTING & DESIGN
2155 East Main Street, Grand Junction, Colorado 81501
(303) 243-1606

DATE: February 28, 1992
SCALE: AS SHOWN
SHEET: OF:
DWG. NO. 1218-92-03