

DATE SUBMITTED: 4/9/92

PERMIT NO. 41485 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2230 Elderberry Ct. SQ. FT. OF BLDG: 1831 SF
 SUBDIVISION Pleasant Run (SpringVly filing) SQ. FT. OF LOT: 9800 SF (approx)
 FILING # 6 BLK # 15 LOT # 043 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-011-31-043 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 0
 OWNER Dale Jensen USE OF EXISTING BUILDINGS:
Residence
 ADDRESS 1921 Kennedy DESCRIPTION OF WORK AND INTENDED USE:
Build house
 TELEPHONE: 243-9217

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 X
 SETBACKS: FRONT 20' from property GEOLOGIC HAZARD: YES _____ NO X
 SIDE 5' REAR 25' CENSUS TRACT: 10 TRAFFIC ZONE: 21
 MAXIMUM HEIGHT 32' PARKING REQ'MT _____
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS:
Architectural Review

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.

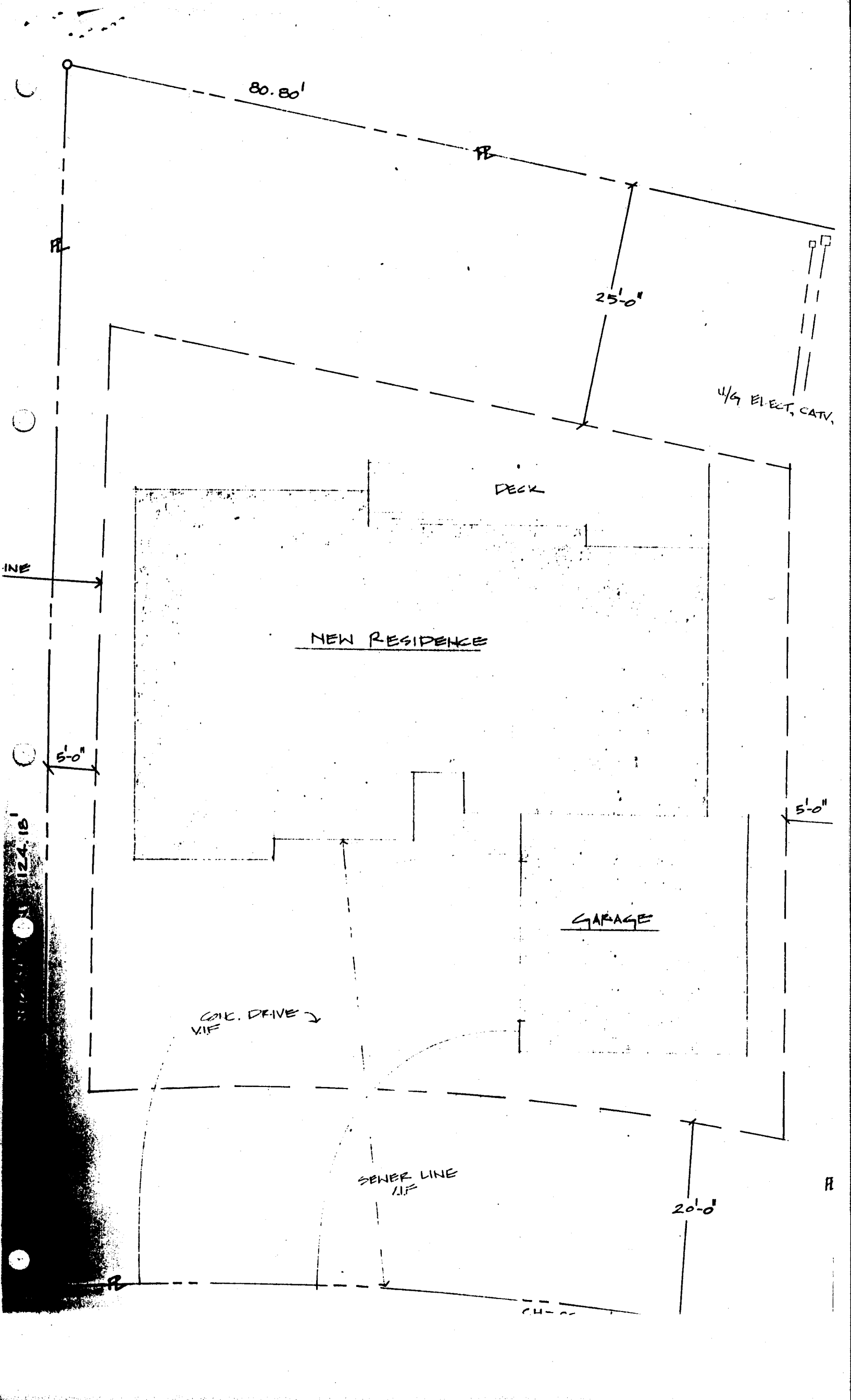
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett
 Department Approval
4/9/92
 Date Approved

Dale Jensen
 Applicant Signature

 Date

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



80.80'

25'-0"

NEW RESIDENCE

DECK

GARAGE

SEWER LINE
1/4"

CONC. DRIVE
1/4"

1/4" ELECT, CATV

PL

PL

PL

PL

LINE

124.18'

20'-0"

5'-0"

5'-0"

CH-01