

DATE SUBMITTED: 10/14/92

PERMIT NO. 43244 ✓

FEE \$ 2.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2708 1/2 E 1/2 Road

SQ. FT. OF BLDG: 1712

SUBDIVISION O'Nan

SQ. FT. OF LOT: 10400

FILING # \_\_\_\_\_ BLK # 5 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-05-002

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

OWNER Darrell Andrews

USE OF EXISTING BUILDINGS: single family residence

ADDRESS 2708 1/2 E 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE: Build new home

TELEPHONE: 243-4335

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-4

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

SETBACKS: FRONT 20' from property

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

SIDE 7' REAR 30'

CENSUS TRACT: 6 TRAFFIC ZONE: 2/

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

allowed to have a private driveway in Street Lane  
ROW - as per Engineering

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.

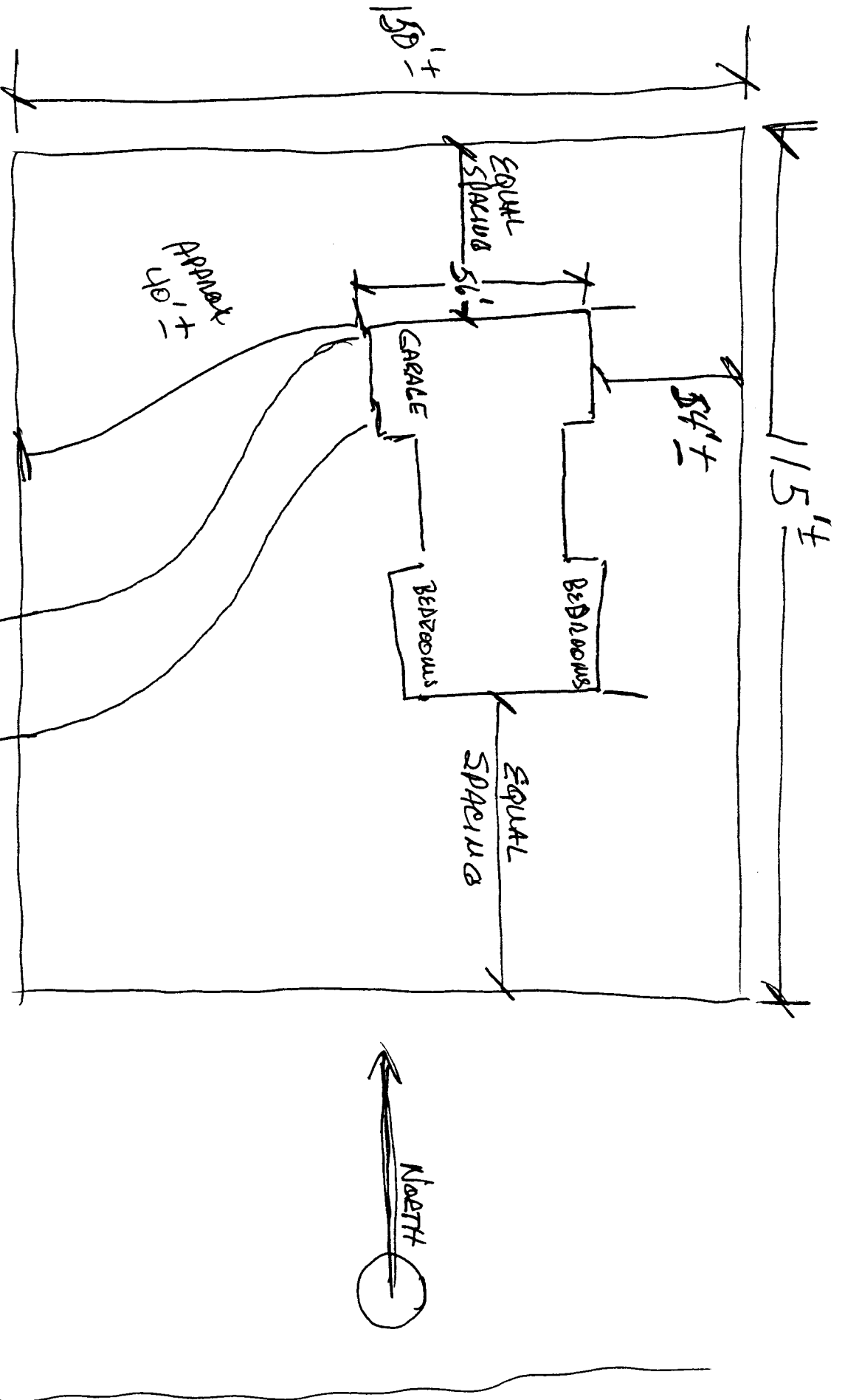
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett  
Department Approval

Leon Elzy  
Applicant Signature  
for Darrell Andrews  
14 OCT 92  
Date

10/14/92  
Date Approved

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



ACCEPTED A. Bailey  
 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.

F1  
 PD