

DATE SUBMITTED: 4-28-92

PERMIT NO. 41734V  
FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2766 FAIRWAY DR

SQ. FT. OF BLDG: 2250

SUBDIVISION PARTEE HEIGHTS

SQ. FT. OF LOT: 13340

FILING # 1 BLK # 9 LOT # 10

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # ~~2770~~ - 364-09-010  
2701

NO. OF BUILDINGS ON PARCEL BEFORE THIS  
PLANNED CONSTRUCTION: 1

OWNER DAVID ROGERS

USE OF EXISTING BUILDINGS:  
RESIDENTIAL HOME WITH SINGLE CAR  
GARAGE - ATTACHED.

ADDRESS 2766 FAIRWAY DR

DESCRIPTION OF WORK AND INTENDED USE:  
ADD TO GARAGE, MAKING IT A  
2-CAR GARAGE.

TELEPHONE: 243-7686

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'

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: \_\_\_\_\_

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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.

B. Paulson

R. S. Brown

Department Approval

Applicant Signature

4/28/92

4-27-92

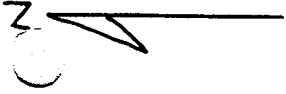
Date Approved

Date

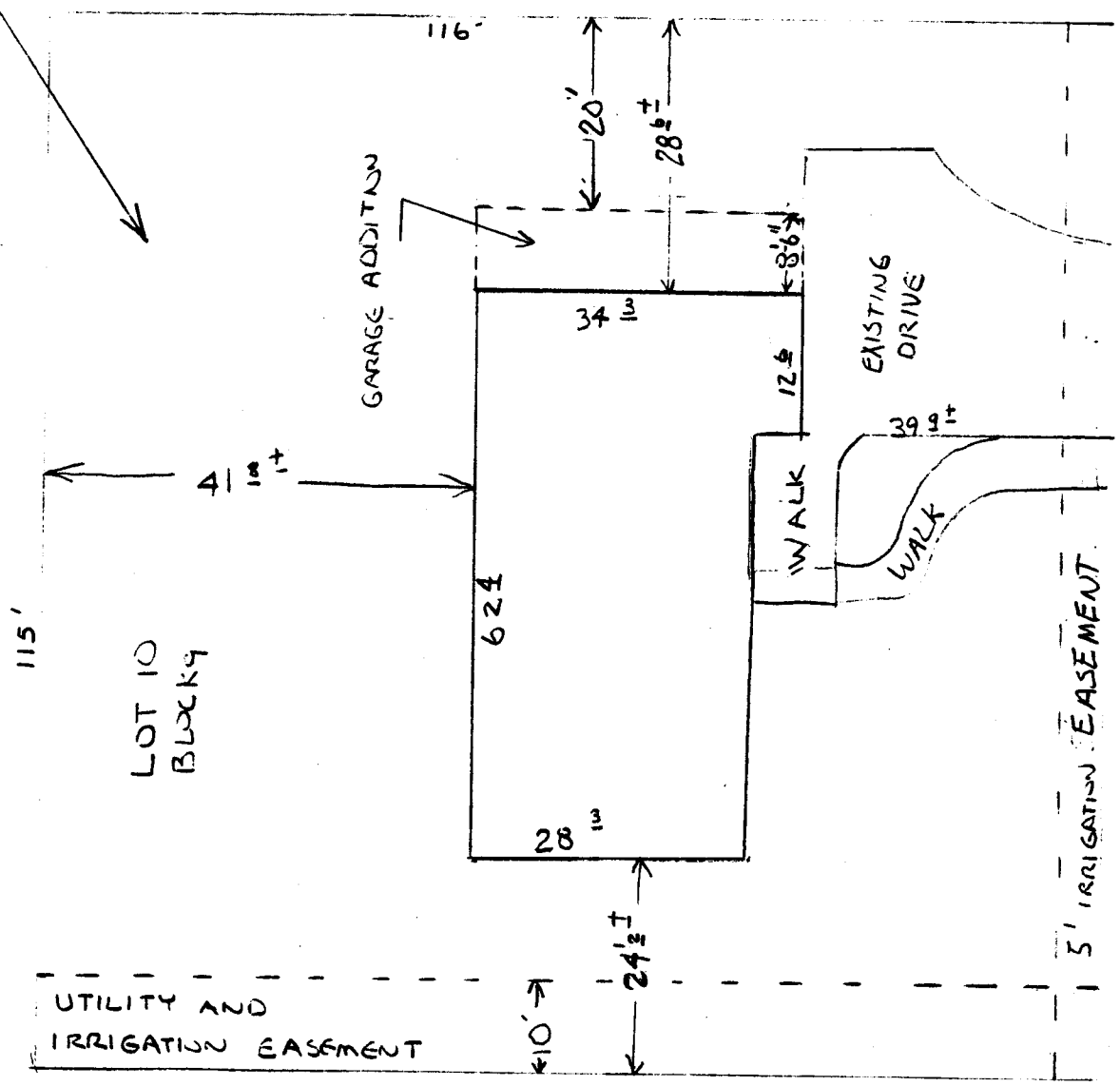
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED 4/28/92 BP  
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.

2766 FAIRWAY (TAX ID# 2701-364-09-010)



BRASSIE DR. ← 50' →



FAIRWAY DRIVE

← 50' →