

DATE SUBMITTED: 2/14/92

PERMIT NO. 40985

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2472 G RD

SQ. FT. OF BLDG: 1200

SUBDIVISION PAYTON

SQ. FT. OF LOT: 1.16 AC

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

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-334-11-073

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

OWNER Garrett Criter

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 2472 G RD

DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE

TELEPHONE: 245-5675

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

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FOR OFFICE USE ONLY

ZONE RSF-R

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

SETBACKS: FRONT 75 E/25' from prop. line

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

SIDE 15 REAR 50

CENSUS TRACT: 9 TRAFFIC ZONE: \_\_\_\_\_

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.

Kathy Portman  
Department Approval

John Fair  
Applicant Signature

2/14/92  
Date Approved

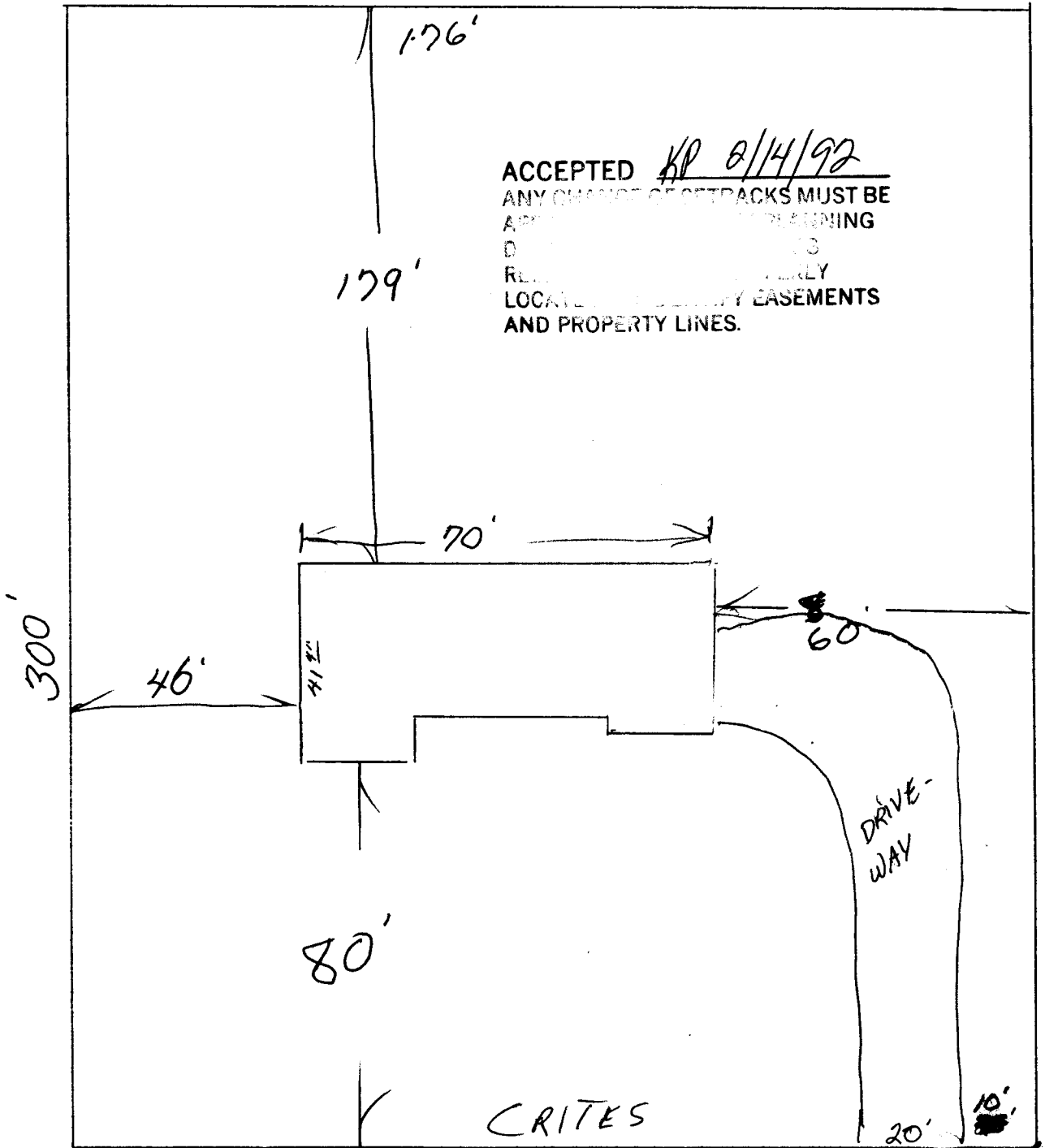
2-14-92  
Date

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

2701-334-11-01

fill# NO Lot 3 Block 1

↑  
NORTH



2472 G RD