

DATE SUBMITTED: 7/2/92

PERMIT NO. 42232 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2484 G Rd

SQ. FT. OF BLDG: 2100

SUBDIVISION Golden Meadows

SQ. FT. OF LOT: 237X 300

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

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-334-12-005

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

OWNER Donald Bergman

USE OF EXISTING BUILDINGS: N/A

ADDRESS 3205 D3/4 Rd

DESCRIPTION OF WORK AND INTENDED USE: Single Family Home

TELEPHONE: 434-5842

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-R

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

SETBACKS: FRONT 75' CENTER LINE  
25' PROPERTY LINE

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

SIDE 15 REAR 50

CENSUS TRACT: 10 TRAFFIC ZONE: 4

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

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

\*\*\*\*\*  
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.

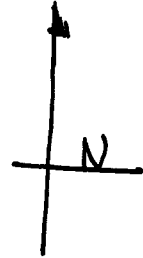
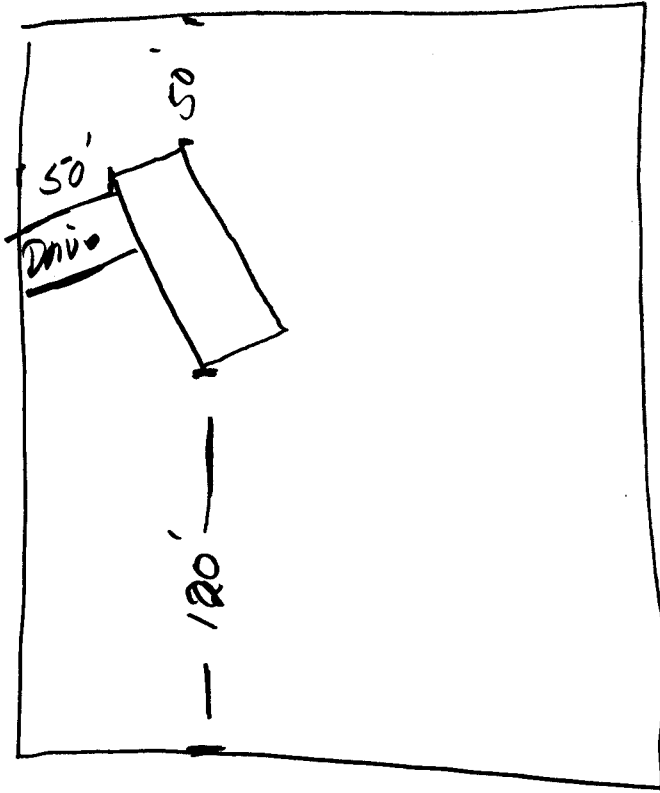
Karl M. [Signature]  
Department Approval  
7/2/92  
Date Approved

[Signature]  
Applicant Signature  
\_\_\_\_\_  
Date

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

Don Borgman  
2484 G Rd

ACCEPTED 7/2/92 Ken  
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.



G Rd