

DATE SUBMITTED: Sept. 14, 92

PERMIT NO. 42927 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2510 G RD

SQ. FT. OF BLDG: 2,000

SUBDIVISION Powell Sub

SQ. FT. OF LOT: 40,000 sq

FILING # _____ BLK # _____ LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2781-343-00-102 (Co)
contractor John Davis

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

OWNER Patty Davis

USE OF EXISTING BUILDINGS: 2

ADDRESS 2675 Springside Ct 3B
contractors

DESCRIPTION OF WORK AND INTENDED USE: new construction complete

TELEPHONE: 243-0508 / 243-2308

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

FOR OFFICE USE ONLY

ZONE RSE-R

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 75'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 15' REAR 50' 40' *9/21/92*

CENSUS TRACT: 10 TRAFFIC ZONE: 18

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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.

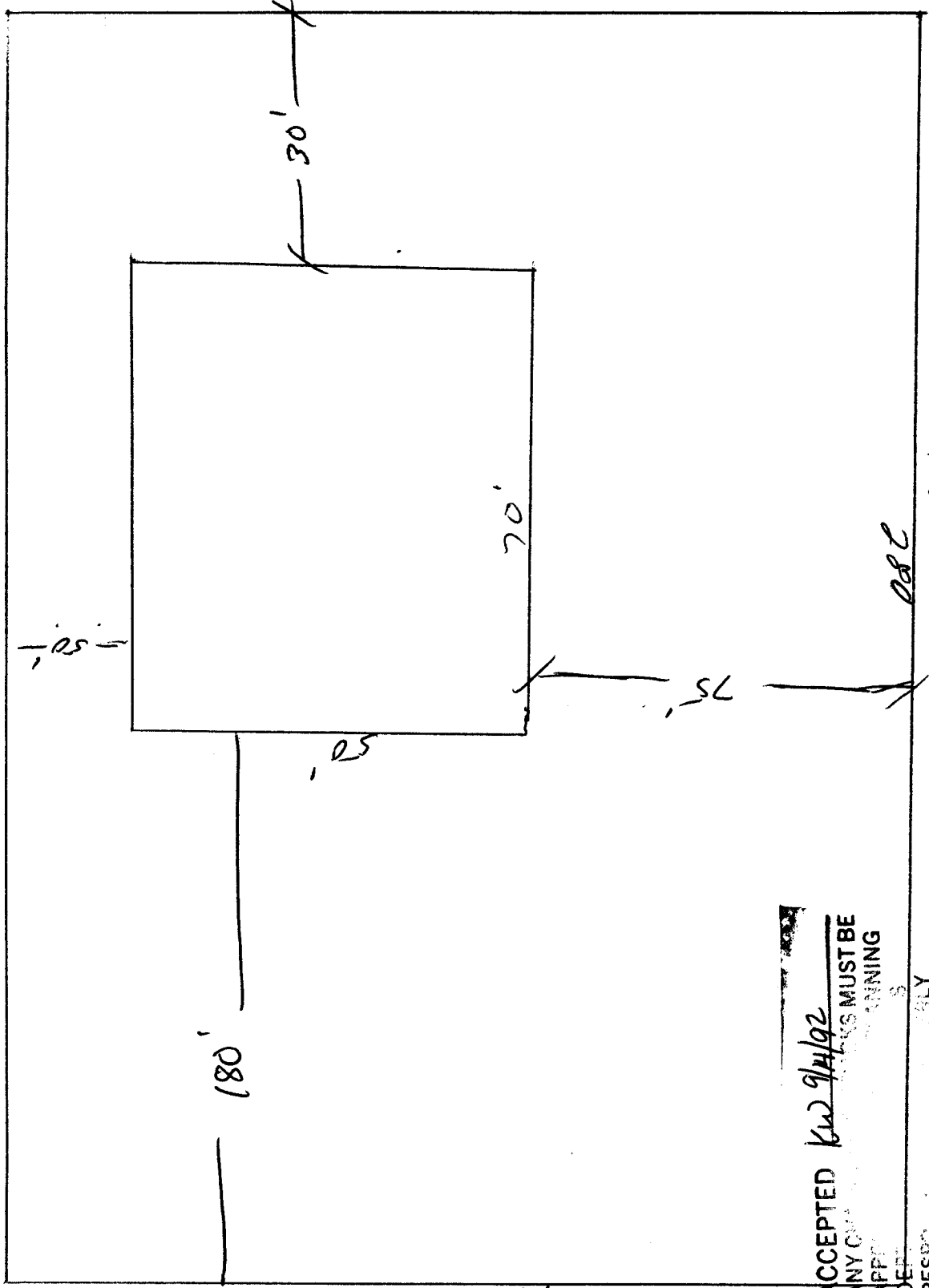
[Signature]
Department Approval

[Signature]
Applicant Signature

Sept. 14, 92
Date Approved

Date

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



ACCEPTED KW 9/11/92
 ANY CHANGES MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT
 RESP. FOR THE EASEMENTS
 LOCATE AND MARK THE
 AND PROPERTY LINES.

G RD

178