

DATE SUBMITTED: Aug 10, 92

PERMIT NO. 42550 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2700 G Rd 2A

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION VINTAGE 7015 LTD

SQ. FT. OF LOT: \_\_\_\_\_

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

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2701 363-16-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER John W. Price

USE OF EXISTING BUILDINGS:

ADDRESS 2700 G Rd 2A

Residential

TELEPHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
Close in EXIST POACH - PATIO TO MAKE ROOM

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 PR-44-89

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE AS PER PLAN REAR \_\_\_\_\_

CENSUS TRACT: 16 TRAFFIC ZONE: 10

MAXIMUM HEIGHT \_\_\_\_\_

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

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

SPECIAL CONDITIONS:

File # 44-89

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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.

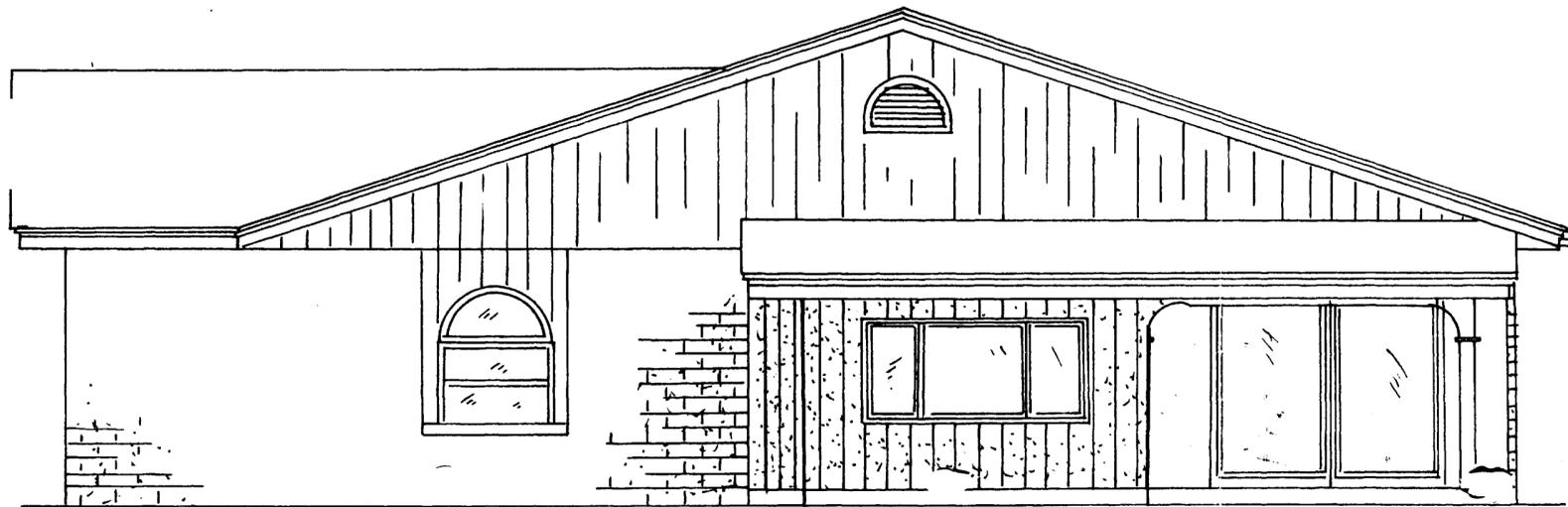
[Signature]  
Department Approval

[Signature]  
Applicant Signature

8/10/92  
Date Approved

10 aug 92  
Date

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

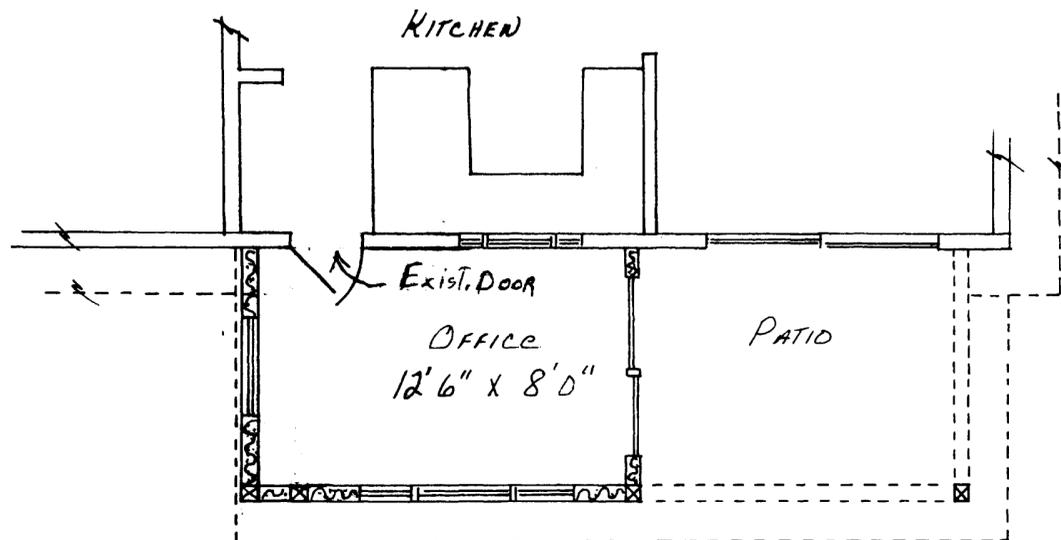


West

ENCLOSURE



South



APPROVED *W.L.B. 5/10/92*  
 ALL CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THIS APPROVAL IS  
 NOT BINDING ON THE CITY  
 LOCALS AND ZONING ORDINANCES  
 AND PROPERTY LINES

Mr. & Mrs. John Price 2-A		
2700 G. Road	SCALE 1/4"	DRAWN BY W.L.B.
W.L. Brodak, Inc.		
DATE 5-26-92	APPROVED BY	DRAWING NUMBER 1