

DATE SUBMITTED: 12/7/92

PERMIT NO. 43682 ✓

FEE \$ 2.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2223 Idella Ct.

SQ. FT. OF BLDG: 1850

SUBDIVISION Valley Heights

SQ. FT. OF LOT: 15000

FILING # _____ BLK # 3 LOT # 4

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-101-02-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER John Davis

USE OF EXISTING BUILDINGS: None

ADDRESS P.O. Box 2867 6J

DESCRIPTION OF WORK AND INTENDED USE: new home - single family

TELEPHONE: 243-2308

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

FOR OFFICE USE ONLY

ZONE RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45 from CL

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 4 TRAFFIC ZONE: 10

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.

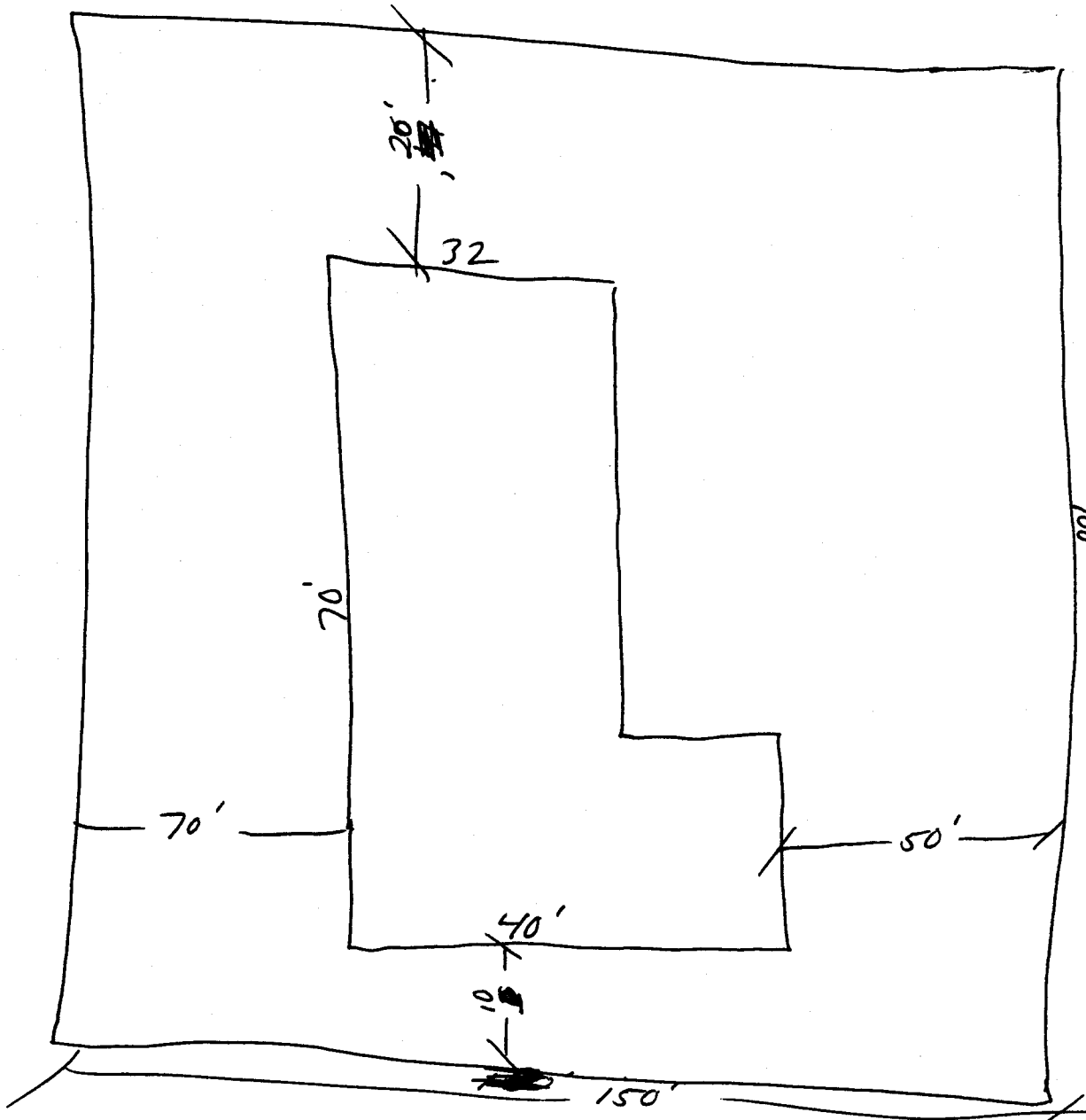
Stacyline Bassett
Department Approval

John Davis
Applicant Signature

12/7/92
Date Approved

12-7-92
Date

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



2237 IDELLA CT

ACCEPTED *a. Barrett*
 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.

