

DATE SUBMITTED: 12/16/92

PERMIT NO. 43827

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2684 Jentay

SQ. FT. OF BLDG: 2500

SUBDIVISION ALPINE MEADOWS

SQ. FT. OF LOT: .21 Acre

FILING # \_\_\_\_\_ BLK # One LOT # 1

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2701-35-47-016

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

OWNER Doris Weldon

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

ADDRESS Apt D2 Northwoods

DESCRIPTION OF WORK AND INTENDED USE:  
New Single Family Residence

TELEPHONE: 245-9798

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE PR 4.2

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

SETBACKS: FRONT 20'

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

SIDE 7' REAR 20'

CENSUS TRACT: 10 TRAFFIC ZONE: 20

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

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.

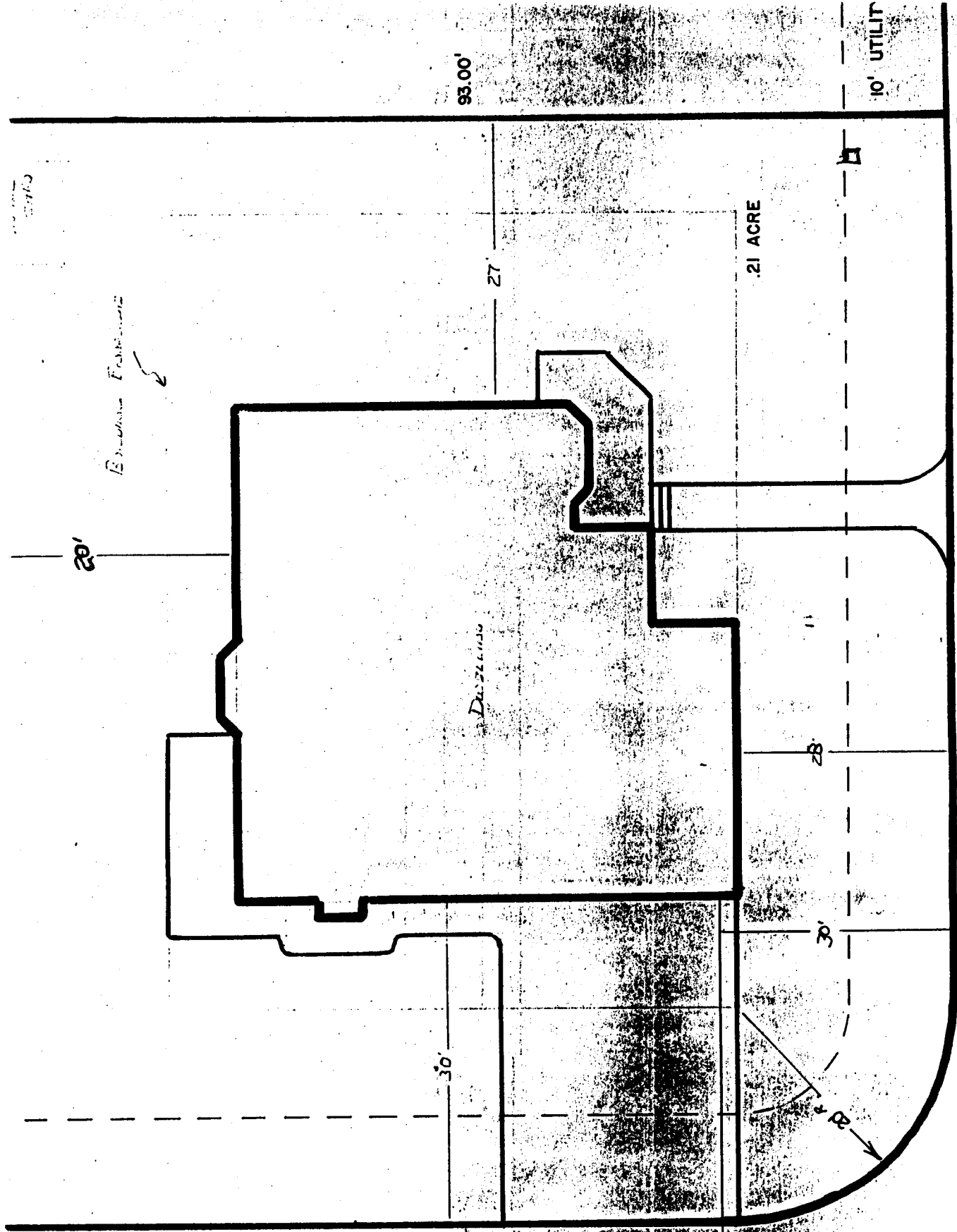
[Signature]  
Department Approval

[Signature]  
Applicant Signature

12-18-92  
Date Approved

12/16/92  
Date

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



*Easement*

*Driveway*

ACCEPTANCE OF SETBACKS MUST BE  
 ANY CHANGE TO THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*[Handwritten Signature]*