

DATE SUBMITTED: 3/26/92

PERMIT NO. 41322 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2686 Jentry Ct

SQ. FT. OF BLDG: 1900

SUBDIVISION Alpine Meadows

SQ. FT. OF LOT: 8928

FILING # 1 BLK # 1 LOT # 2

NO. OF FAMILY UNITS: one

TAX SCHEDULE # _____

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

OWNER L.L. Benson Inc.

USE OF EXISTING BUILDINGS: _____

ADDRESS 2370 East Piazza Pl.

DESCRIPTION OF WORK AND INTENDED USE: build new house

TELEPHONE: 241 0233

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

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO

SIDE 7 REAR 20

CENSUS TRACT: 16 TRAFFIC ZONE: 13

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. Meyer
Department Approval

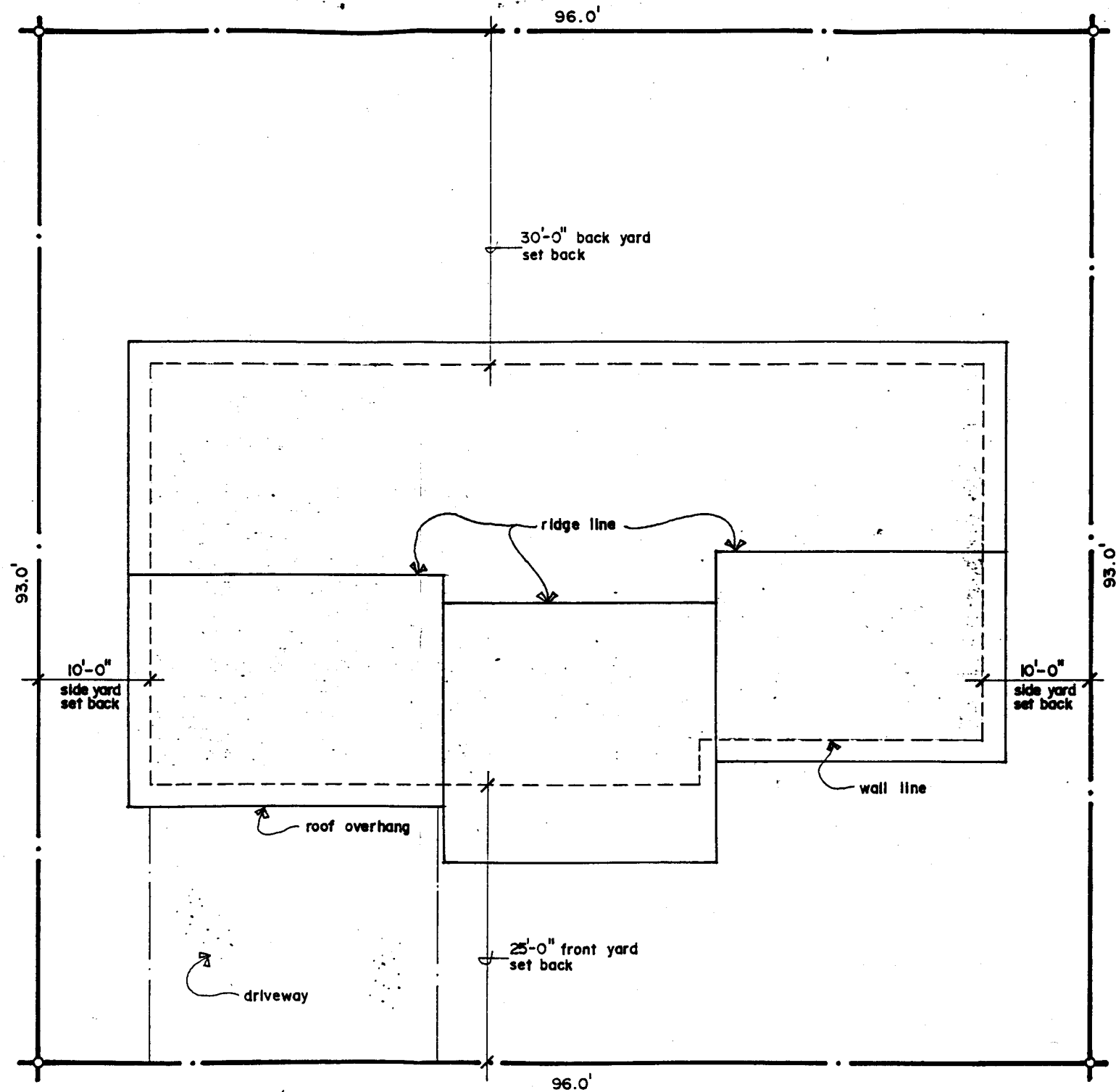
L.L. Benson
Applicant Signature

3/26/92
Date Approved

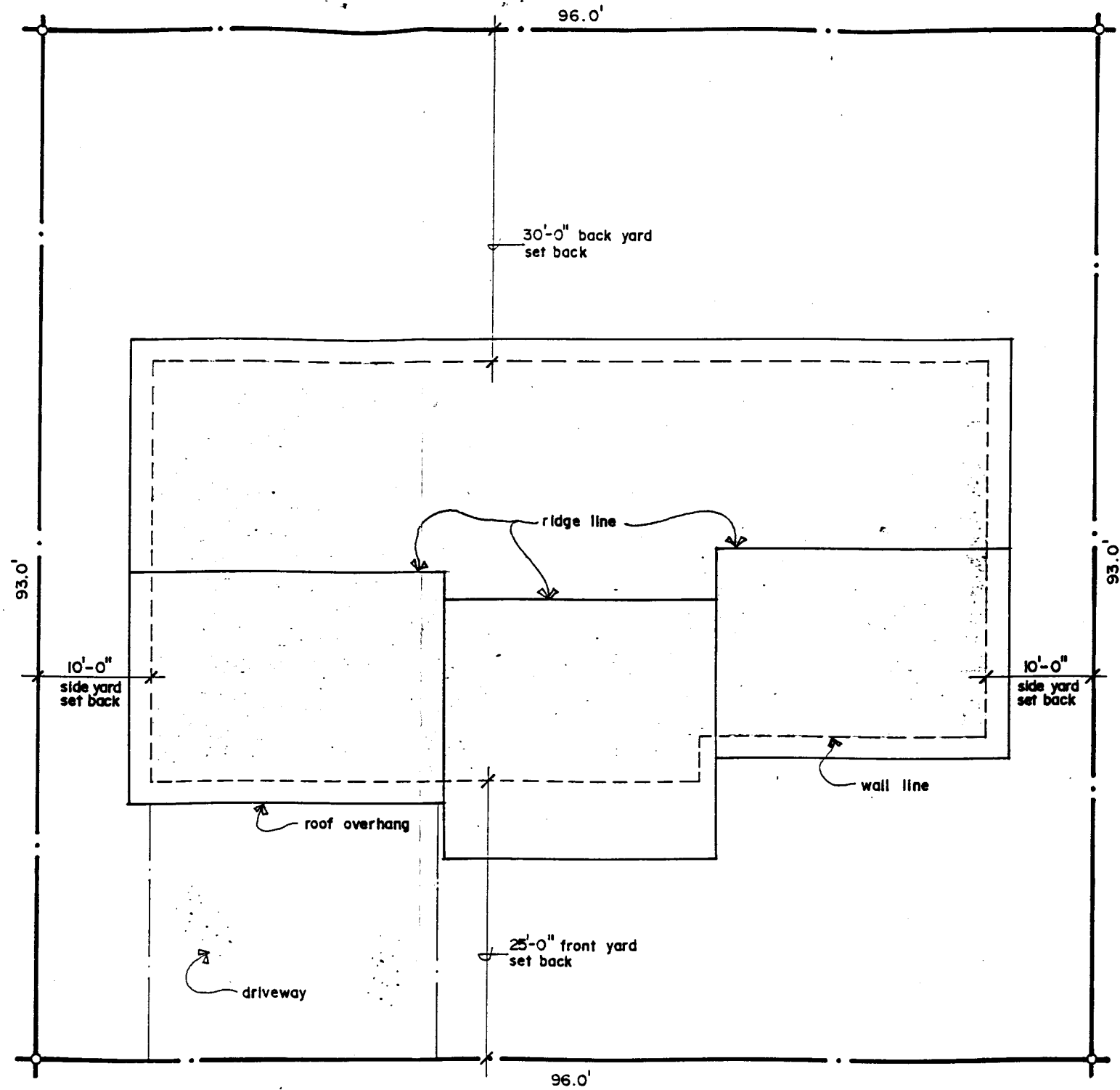
3-26-92
Date

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

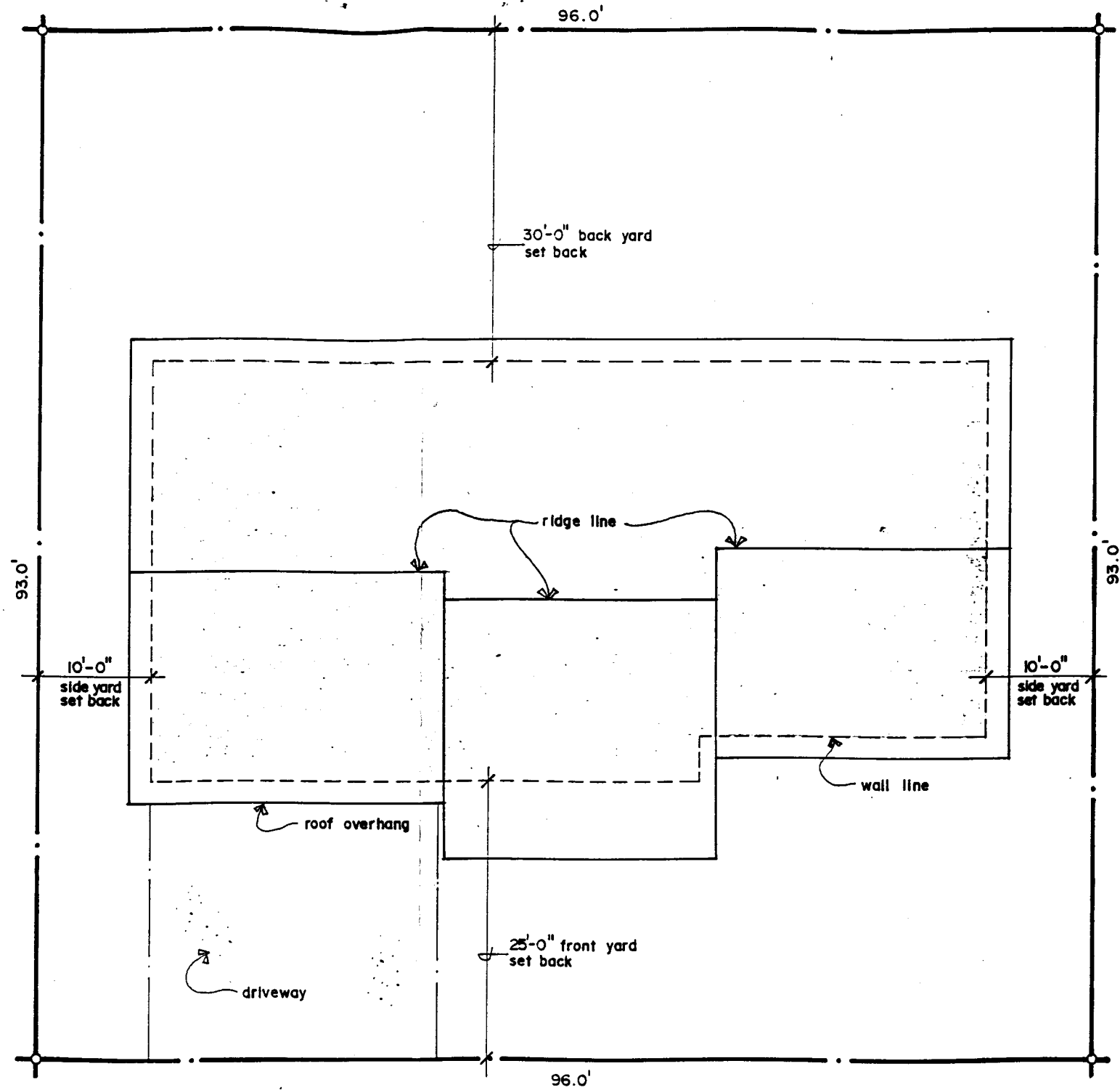
ACCEPTED 3/26/92 Koll
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

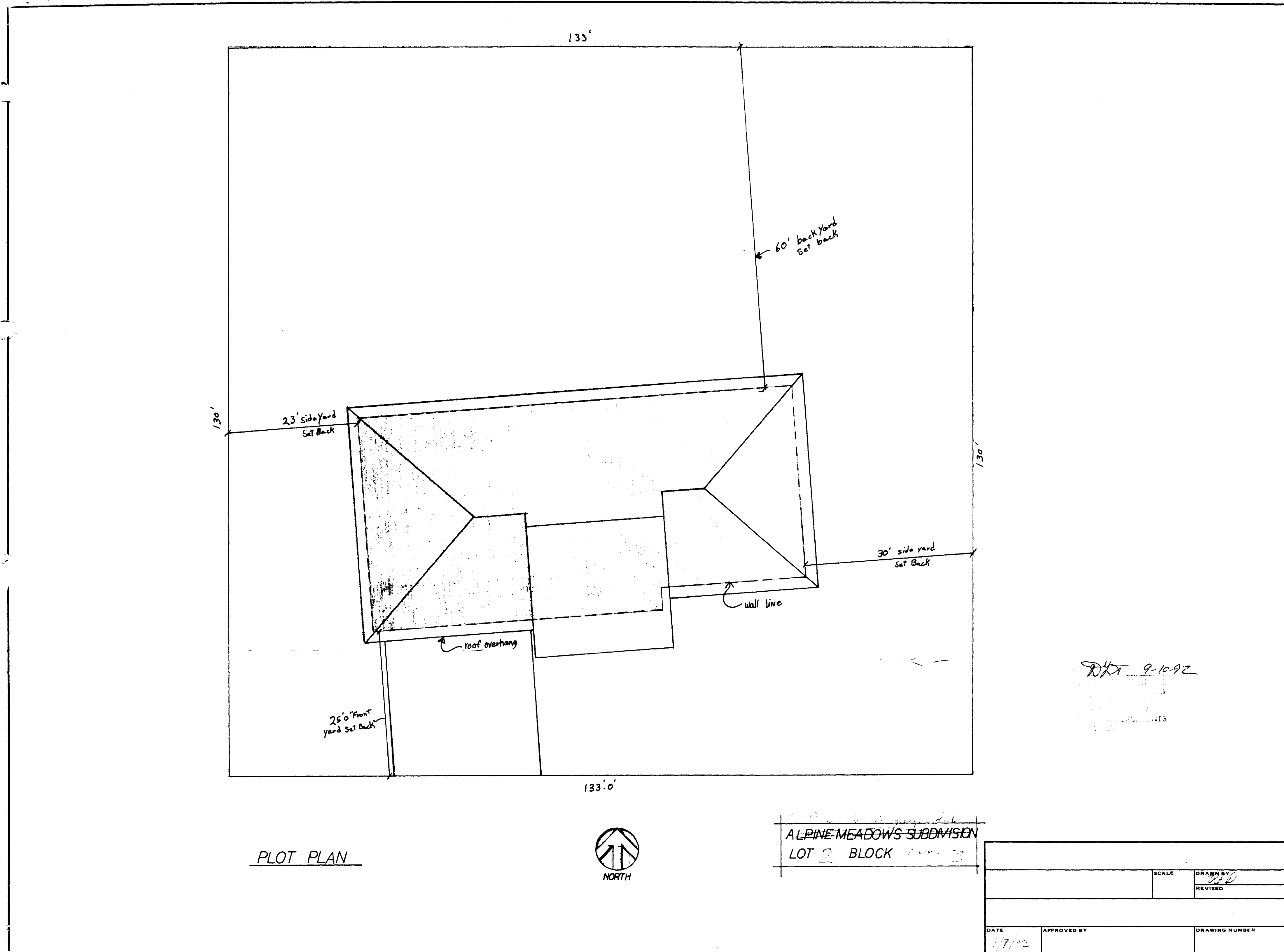


ACCEPTED 3/26/92 Koll
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



ACCEPTED 3/26/92 Koll
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.





PLOT PLAN



ALPINE MEADOWS SUBDIVISION
LOT 2 BLOCK

DKT 9-10-92

SCALE		DRAWN BY <i>DK</i>
		REVISED
DATE <i>7/7/92</i>	APPROVED BY	DRAWING NUMBER