

DATE SUBMITTED: 9-10-92

PERMIT NO. 42879 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 775 Jordana Road

SQ. FT. OF BLDG: 2070

SUBDIVISION Cass

SQ. FT. OF LOT: 17290 sq. ft.

FILING # 3 BLK # \_\_\_\_\_ LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-351-52-002

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

OWNER J. E. Benson

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

ADDRESS 2370 East Piazza Place

DESCRIPTION OF WORK AND INTENDED USE:  
New Single Family Home - Single level

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-4.2

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

SETBACKS: FRONT 20'

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

SIDE 7' REAR 20'

CENSUS TRACT: 16 TRAFFIC ZONE: 13

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

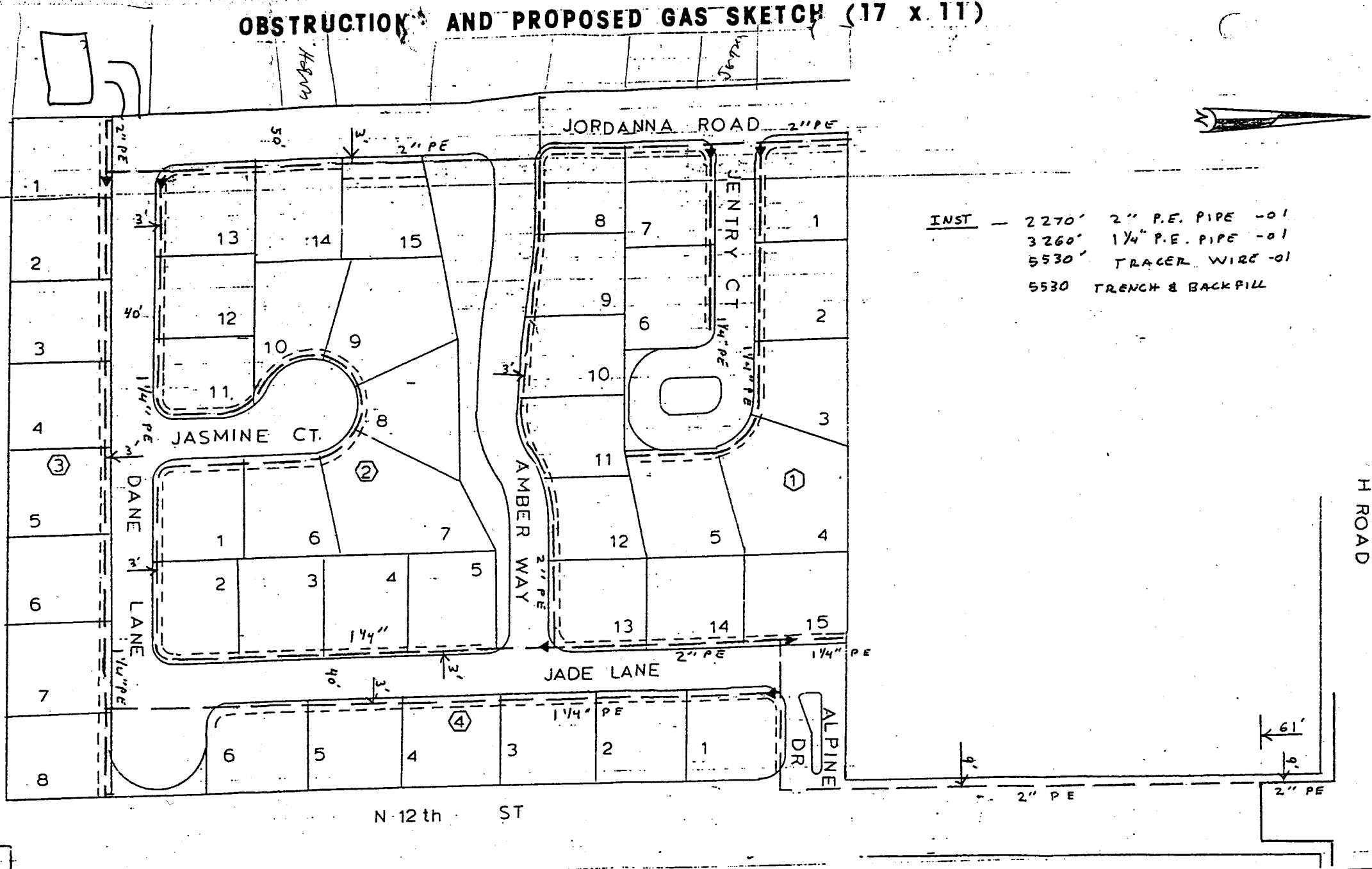
9-10-92  
Date Approved

\_\_\_\_\_  
Date

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



# OBSTRUCTION AND PROPOSED GAS SKETCH (17 x 11)



**INST** — 2270' 2" P.E. PIPE -01  
 3260' 1 1/4" P.E. PIPE -01  
 5530' TRACER WIRE -01  
 5530 TRENCH & BACKFILL

Obstructions	
Water	UTE 242-7494
Sewer	
Telephone	
Electric	
Cable TV	800-922-1987


LEGEND	
Present Gas	Telephone Phone
Proposed Gas	Electric Phone
Range Lines	Steam Phone
Water Phone	Western Union Phone

PRESS. SYSTEM	PM	MAOP	60
TEST			
TIE-IN INFORMATION			

Plat No.	838 850
Order No.	
CREG No.	GR91G 72
Drawn By	HR TINKLE
App'd	
Date	

September 9, 1992  
City of Grand Junction

Regarding The 2.29 acres know as  
Lot 2, Filing 3, Casa De Dominguez.  
I will build only one house until we subdivide  
according to City specifications.  
We plan a total of seven residential lots when the  
subdivision is complete.

  
\_\_\_\_\_  
T. L. Benson