

DATE SUBMITTED: 1-23-92

PERMIT NO. 40849 ✓

FEE \$ NO FEE
(PART OF VARIANCE FEE)

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 355 Maretello Ct

SQ. FT. OF BLDG: 2800

SUBDIVISION Heather Ridge

SQ. FT. OF LOT: 10,210

FILING # _____ BLK # 2 LOT # 36

NO. OF FAMILY UNITS: Single Family

TAX SCHEDULE # 2945-222-0536

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

OWNER Edward B. Wright

USE OF EXISTING BUILDINGS: None

ADDRESS 2902 B. Road Grand

DESCRIPTION OF WORK AND INTENDED USE: New Single Family Residence

TELEPHONE: 242-6710

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

FOR OFFICE USE ONLY

ZONE RSF-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' from centerline

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 7' REAR 25' Received Variance

CENSUS TRACT: 19 TRAFFIC ZONE: 95

MAXIMUM HEIGHT 32'

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: See Variance file # 91-8

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

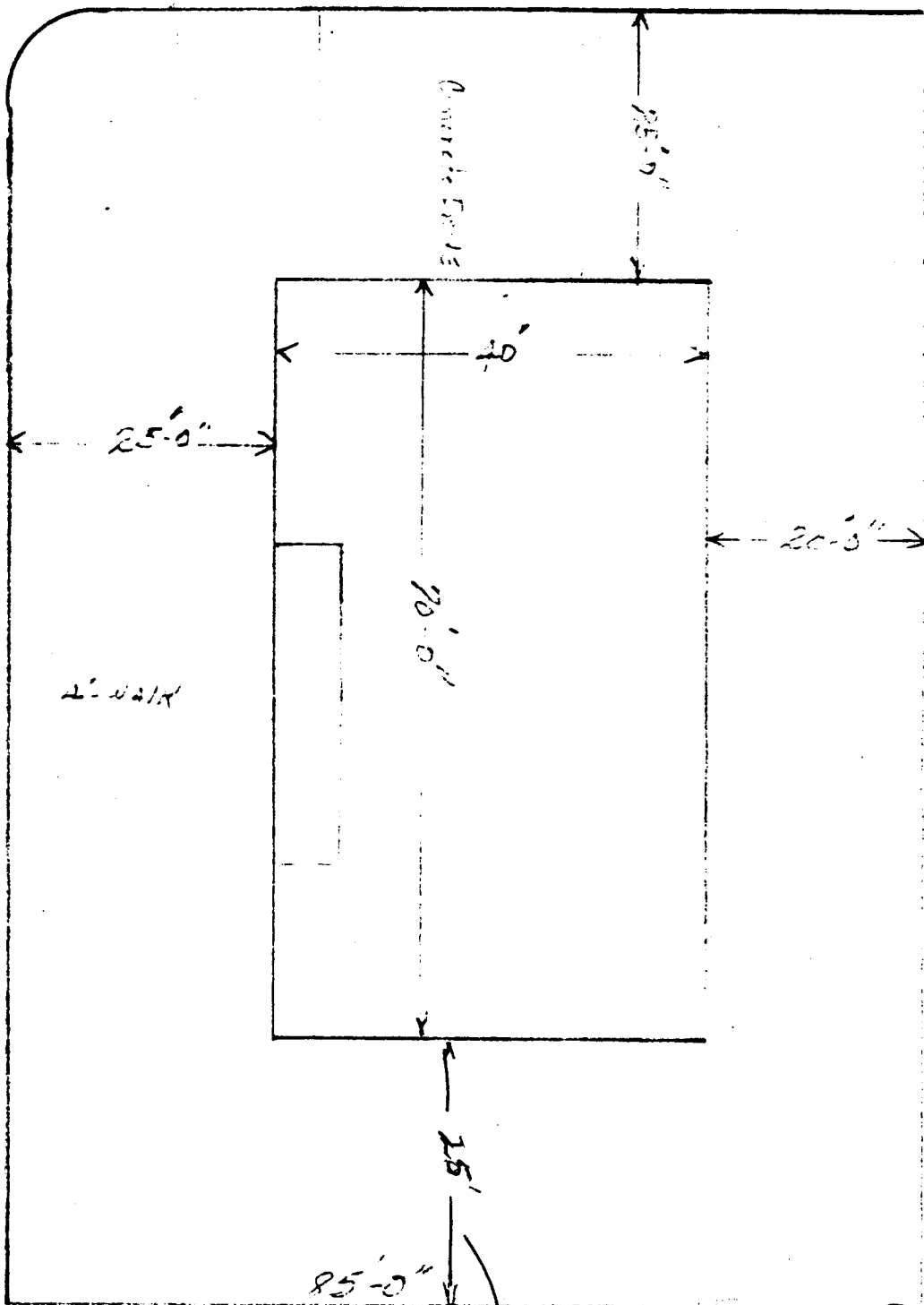
1-23-92
Date Approved

Jan. 23, 1992
Date

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

MARTEIND CT

355



Piles Park

Revised VARIANCE
from 30' to 25'
#91-8

ACCEPTED

[Signature] 1-23-92

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING BOARD. THE BOARD APPROVES THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.