

DATE SUBMITTED: 3-11-92

PERMIT NO. 41306 ✓

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 370 Martello

SQ. FT. OF BLDG: 1850

SUBDIVISION Heatheridge

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 10

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-222-05-010

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Dan S. + Cynthia Edwards

USE OF EXISTING BUILDINGS: 0

ADDRESS 487 Fruitwood Dr. GJ 81504

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 434-8072

Residence

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 20' (25' covenants)

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

SIDE 7' (10' covenants) REAR 30' (25' covenants)

CENSUS TRACT: 19 TRAFFIC ZONE: 95

MAXIMUM HEIGHT 32'

PARKING REQ'MT 2 onsite

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: see Architectural Review Committee

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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

3-11-92  
Date Approved

\_\_\_\_\_  
Date

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

2112 R 1011  
Scale  
1/8" = 1'

Don - Crystal Edwards Home  
Lot 10, Block 2,  
Hemlock Ridge Estates

Rollins Road Canal

