

DATE SUBMITTED: Sept 15, 92

*foundations are done*

*10/1/92*

*for single house did not build 4?*

PERMIT NO. 43030

FEE \$ 5.00

32

31

29

*#29-92*

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2759 CHEYENNE DR

BLDG ADDRESS 325 1/2, 325, 323 1/2 MT VIEW SQ. FT. OF BLDGS 4 0 1021

SUBDIVISION HABITAT

SQ. FT. OF LOTS 4 0 5500

FILING # \_\_\_\_\_ BLK # 1 LOT # 1,2,3,4

NO. OF FAMILY UNITS: 1 0

TAX SCHEDULE # 2945-244-09-0034

*014, 015, 016, 017*

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

OWNER HABITAT FOR HUMANITY

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

ADDRESS P.O. Box 4947, G.J. CO 81502

TELEPHONE: 242-5211

DESCRIPTION OF WORK AND INTENDED USE:

SGL. FAM. RES - ?

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

## FOR OFFICE USE ONLY

ZONE RSE-8

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

SETBACKS: FRONT 20'

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

SIDE 5' REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 86

MAXIMUM HEIGHT 32'

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

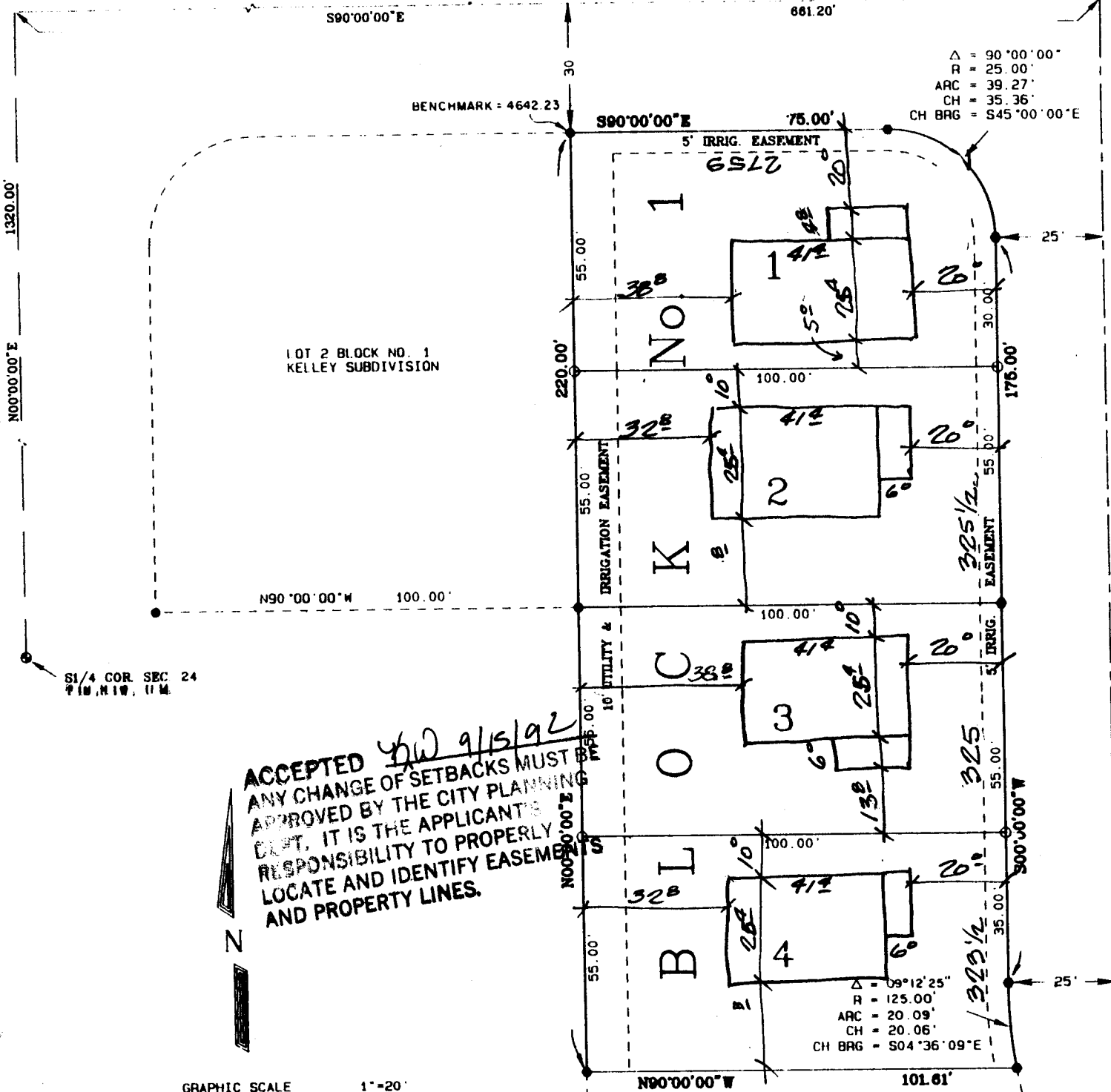
*[Signature]*  
Applicant Signature

*Sept. 15 92*  
Date Approved

*09-15-92*  
Date

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

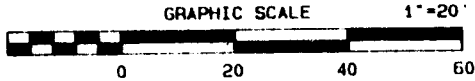
CHEYENNE DRIVE



$\Delta = 90^{\circ}00'00''$   
 $R = 25.00'$   
 $ARC = 39.27'$   
 $CH = 35.36'$   
 $CH BRG = S45^{\circ}00'00''E$

S1/4 COR. SEC 24  
T1N, R1W, 11M.

**ACCEPTED** *YD 9/15/92*  
 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.



**LEGEND**

- MESA COUNTY SURVEY MONUMENT
- FD #5 REBAR W/CAP, COPE LS 11221
- FD #4 REBAR
- SET #5 REBAR W/ALUM. CAP STAMPED D H THOMPSON SURVEYS LS 20677

NOTE: ALL EXTERIOR BOUNDARY CORNERS WERE SET IN CONCRETE

**AREA SUMMARY**

LOTS 0.5 ACRES / 100%

LOT 5 BLOCK NO. 1  
KELLEY SUBDIVISION

HABITAT for HUMANITY  
 P.O. Box 4947, GR. & CT. CO. 81502  
 SINGLE FAMILY DWELLINGS (4)