

DATE SUBMITTED: Sept 15, 92

*Not built but working on them
foundations are done*

*10/1/92 for single
did they build
47?*

*✓ job file
→ change
Oliver*

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, 325 1/2 MT VIEW SQ. FT. OF BLDGS 4 @ 1021

SUBDIVISION HABITAT

SQ. FT. OF LOTS 4 @ 5500

FILING # _____ BLK # 1 LOT # 1,2,3,4

NO. OF FAMILY UNITS: 1 @

TAX SCHEDULE # 2945-244-09-002

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

014, 015, 016, 017

OWNER HABITAT FOR HUMANITY

USE OF EXISTING BUILDINGS: _____

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

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 242-5211

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

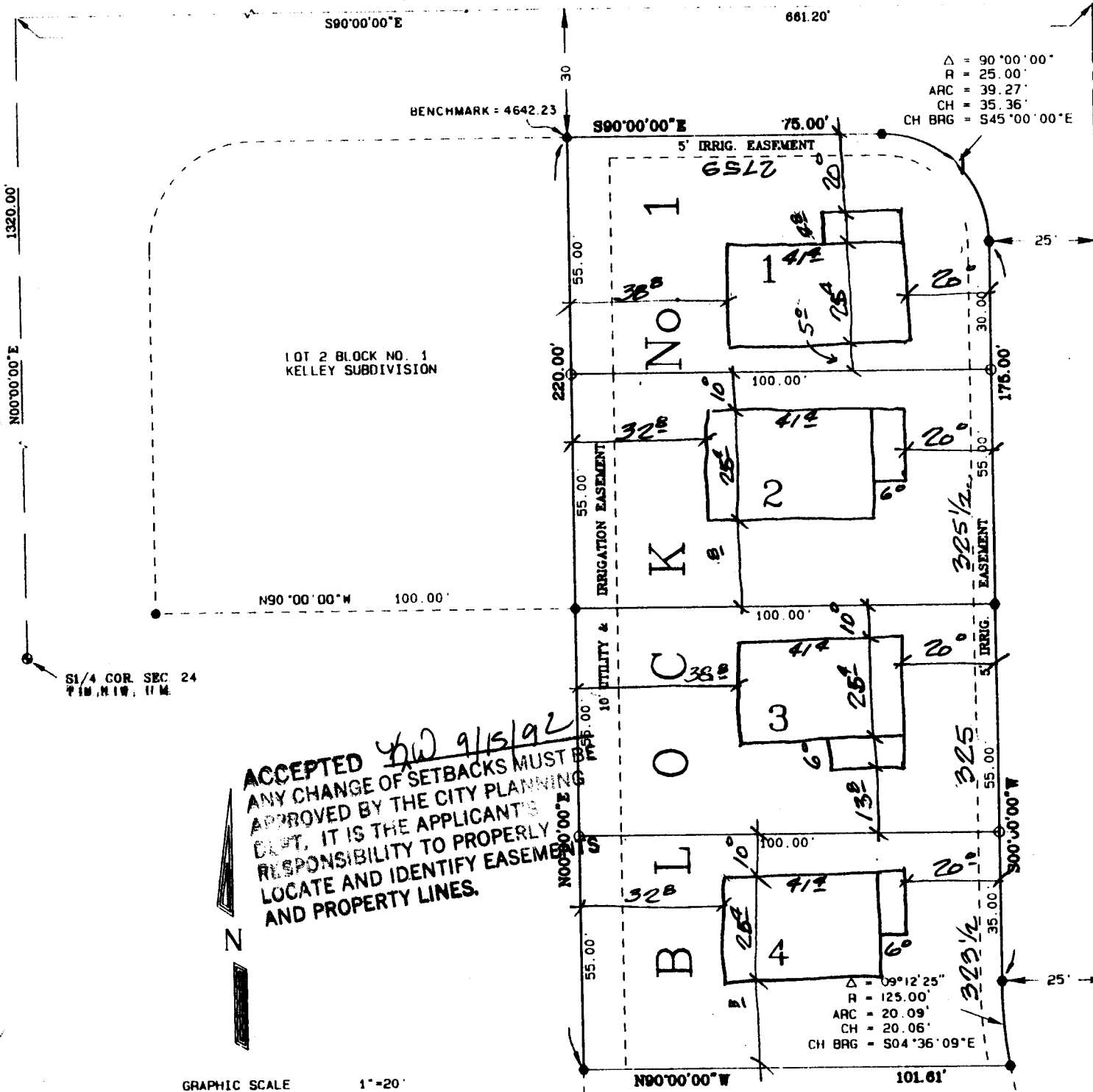
[Signature]
Applicant Signature

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)

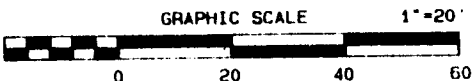
CHEYENNE DRIVE



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

S1/4 COR. SEC 24
T1M, 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%

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

LOT 5 BLOCK NO. 1
KELLEY SUBDIVISION