

DATE SUBMITTED: 3/6/92

PERMIT NO. 41153

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 225 Pe-k Drive

SQ. FT. OF BLDG: 1322

SUBDIVISION Pe-klene

SQ. FT. OF LOT: Approx 10,000

FILING # _____ BLK # _____ LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-112-13-046

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

OWNER Milo Johnson

USE OF EXISTING BUILDINGS: _____

ADDRESS 1631 N. 19th St.

DESCRIPTION OF WORK AND INTENDED USE: New Residence

TELEPHONE: 243-5560

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-5 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' PL or 45 Ctr GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 25' ROW whichever greater CENSUS TRACT: 5 TRAFFIC ZONE: 25

MAXIMUM HEIGHT 32' PARKING REQ'MT nb

LANDSCAPING/SCREENING REQUIRED: nb 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).

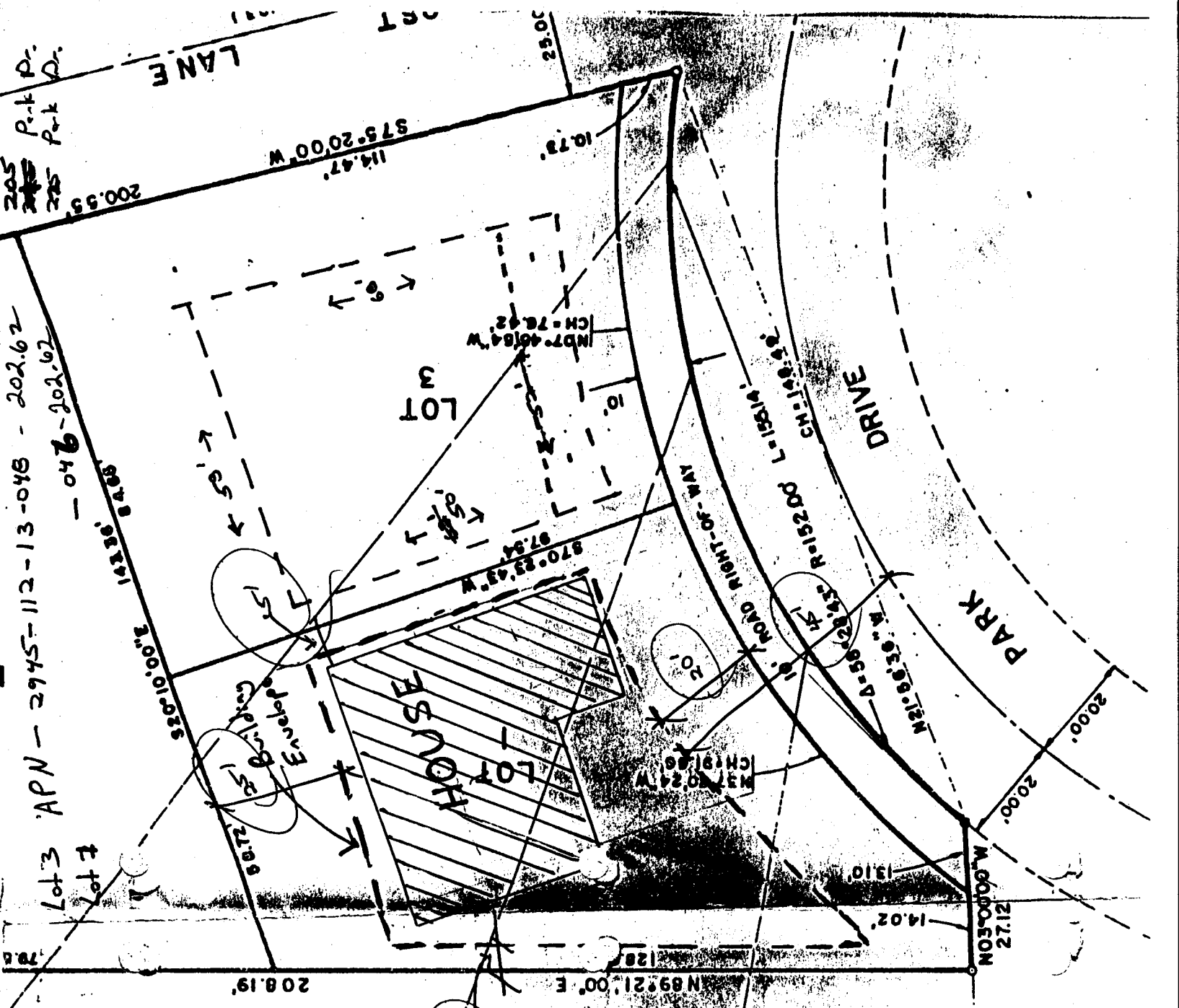
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

B. Paulson
Department Approval
3/6/92
Date Approved

[Signature]
Applicant Signature
3/6/92
Date

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



Lot 3 APN - 2945-112-13-048 - 202.62
Lot 7
Lot 7

Park Dr.
Park Dr.

17

18

19

MCCORMACK

ACCEPTED *[Signature]*
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.

1" = 20'