

DATE SUBMITTED: 7/8/92

2441430

PERMIT NO. 422701

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT 250 N. 5th ST. ph 2441430

BLDG ADDRESS 388 RODELL ROAD

SQ. FT. OF BLDG: 2107 existing + 204 new addition

SUBDIVISION HEATHERIDGE ESTATES

SQ. FT. OF LOT: ca. 1.47 acres total

FILING # _____ BLK # 2 LOT # 1

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-222-05-001

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

OWNER ROLF H. HEMMERICH

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS 388 RODELL DRIVE 81503

TELEPHONE: (303) 245-1824

DESCRIPTION OF WORK AND INTENDED USE: BUILDING ADDITION - KITCHEN/BREAKFAST ROOM

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'

GEOLOGIC HAZARD: YES _____ NO

SIDE 10' REAR 30'

CENSUS TRACT: 19 TRAFFIC ZONE: 95

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.

Kirsten L. [Signature]
Department Approval

Rolf H. Hemmerich
Applicant Signature

8 July 1992
Date Approved

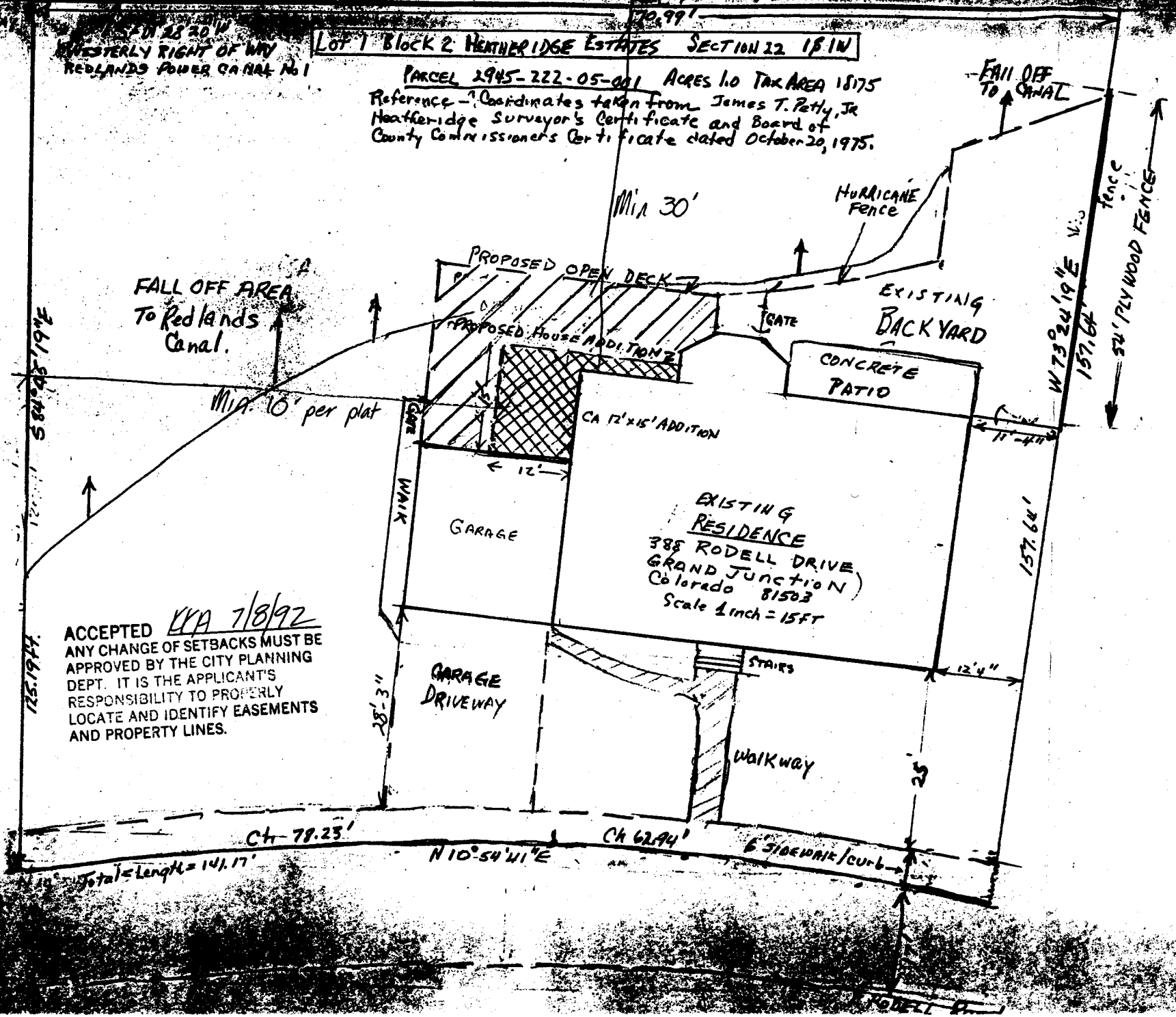
7-8-92
Date

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

WESTERLY RIGHT OF WAY
REDLANDS POWER CANAL No 1

LOT 1 Block 2 HEATHERIDGE ESTATES SECTION 12 18 1N

PARCEL 2945-222-05-001 ACRES 1.0 TAX AREA 18175
Reference - Coordinates taken from James T. Petty, Jr
Heatheridge Surveyor's Certificate and Board of
County Commissioners Certificate dated October 20, 1975.



ACCEPTED KPA 7/8/92
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.

EXISTING
RESIDENCE
388 RODELL DRIVE
GRAND JUNCTION
Colorado 81503
Scale 1 inch = 15 FT

Total Length = 141.17'

N 10° 54' 41" E

6" SIDEWALK/CURB