

DATE SUBMITTED: 12/15/92

PERMIT NO. 43794 ✓  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 676 Sperber Lane  
SUBDIVISION Sperber Minor  
FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 2  
TAX SCHEDULE # 2945-021-11-002

SQ. FT. OF BLDG: 2297  
SQ. FT. OF LOT: 105 x 300  
NO. OF FAMILY UNITS: 1  
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Carter Reynolds  
ADDRESS 716 Jasmine Lane, Gt.  
TELEPHONE: 244-3450 (Mrs.)

USE OF EXISTING BUILDINGS: Single Family Home  
DESCRIPTION OF WORK AND INTENDED USE: Single Family Home

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-4  
SETBACKS: FRONT 45' 4  
SIDE 7 REAR 30  
MAXIMUM HEIGHT 32  
LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
CENSUS TRACT: 10 TRAFFIC ZONE: 20  
PARKING REQ'MT \_\_\_\_\_  
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.

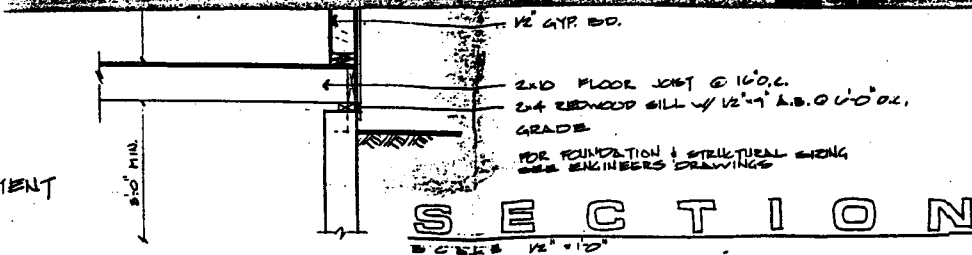
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kirsten L. Almeda  
Department Approval  
12/15/92  
Date Approved

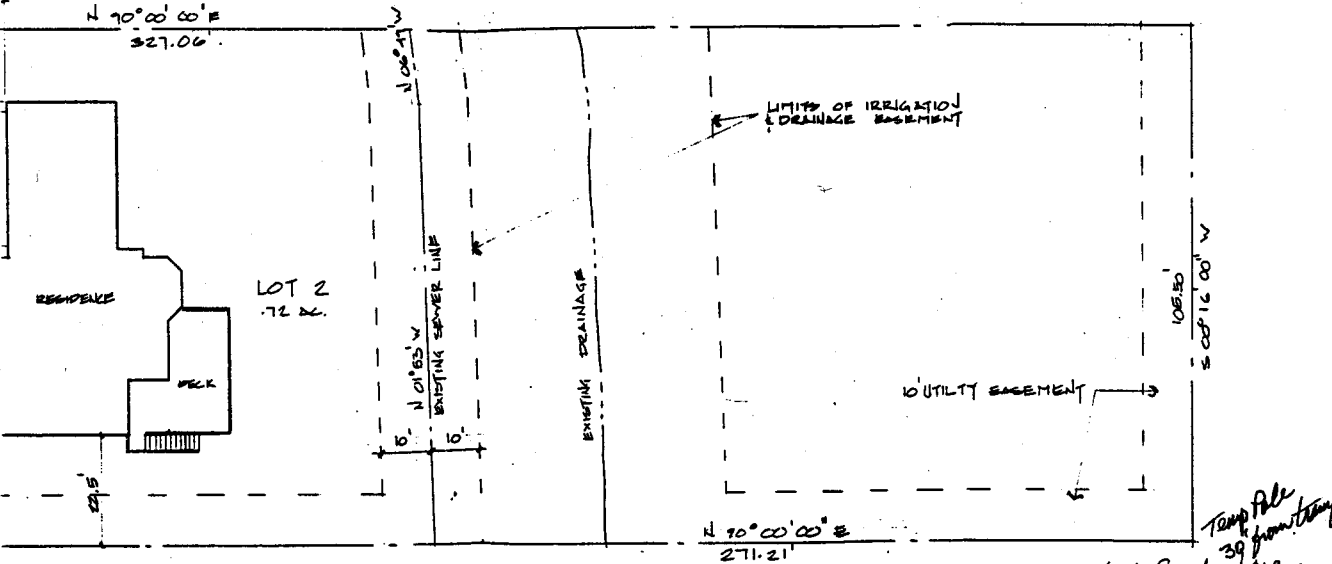
Jean S. Witt  
Applicant Signature  
12-15-92  
Date

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

KLA 12/15/92  
 MUST BE  
 PROPERTY LINES.  
 EASEMENTS



**WI**  
 QUALITY  
 P.O. BOX 2584, GRAND JUNCTION  
 P.O. BOX 2431, LONGMONT, CO. 80501  
 LOS TAMARISK TRAIL, PARACHUTE, CO.



DRAWN <b>ZUFF</b>
CHECKED
DATE 11-16-92
SCALE AS NOTED
SHEET <b>1</b>
OF 7 SHEETS

PLAN

RESIDENCE