

DATE SUBMITTED: 6/18/92

PERMIT NO. 43098 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2708 UNA WEEP

SQ. FT. OF BLDG: 844

SUBDIVISION N/A

SQ. FT. OF LOT: 11264

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: Two

TAX SCHEDULE # 2945-243-00-086

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

OWNER John + Wilma Foster

USE OF EXISTING BUILDINGS: FAMILY Residence

ADDRESS P.O. Box 890 Clifton, CO 81520

TELEPHONE: 245-6593

DESCRIPTION OF WORK AND INTENDED USE: Construct A Frame House RENTAL

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-8

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR N/A

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: adding frame structure onto existing baseament w. roof previously used for single family residence. no exterior expansion

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.

Karl Mitzner  
Department Approval  
6/18/92  
Date Approved

John M. Foster  
Applicant Signature  
6-18-92  
Date

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

