

DATE SUBMITTED: 7/6/93

PERMIT NO. 45662

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3050 N 14th

SQ. FT. OF BLDG: 1348

SUBDIVISION Farmount North

SQ. FT. OF LOT: 8556

FILING # _____ BLK # 2 LOT # 001

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 013 06 001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER Don Hickman

USE OF EXISTING BUILDINGS: Residential

ADDRESS 2641 Chestnut Dr.

DESCRIPTION OF WORK AND INTENDED USE: New Building

TELEPHONE: 241 1050

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 45 FT

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 FT REAR 15 FT

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32 FT

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.

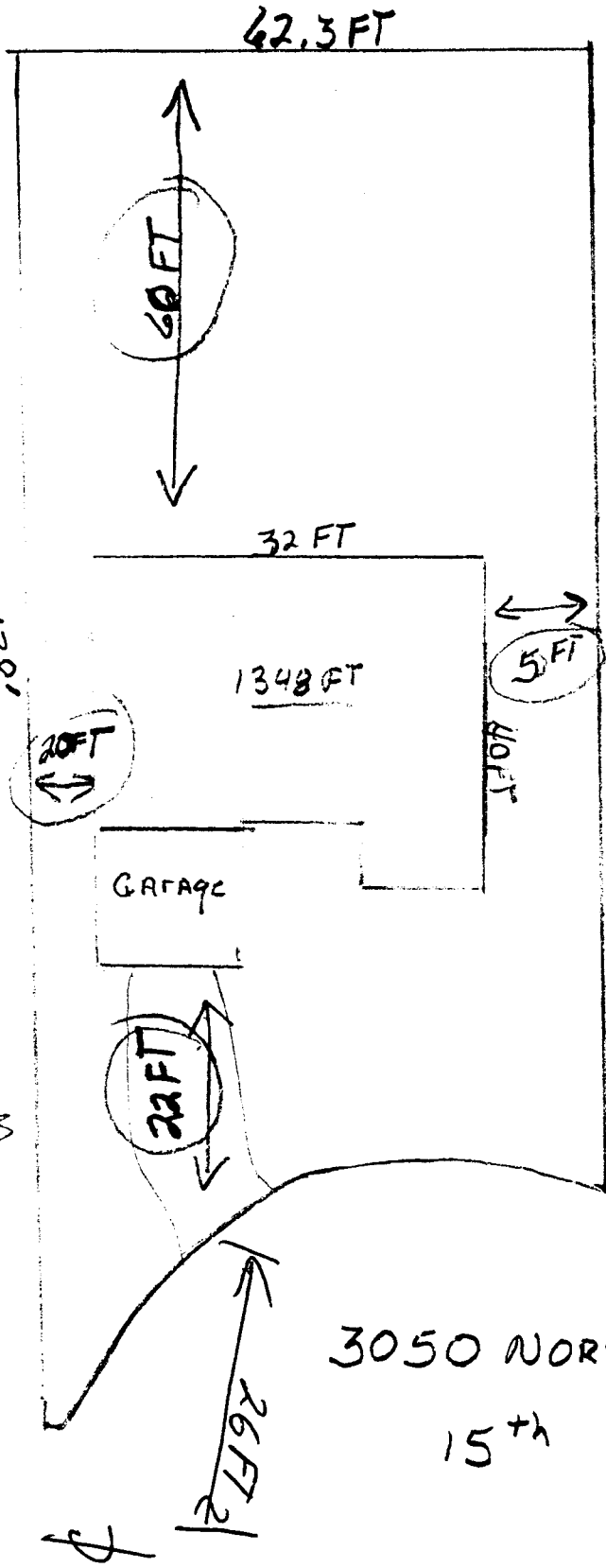
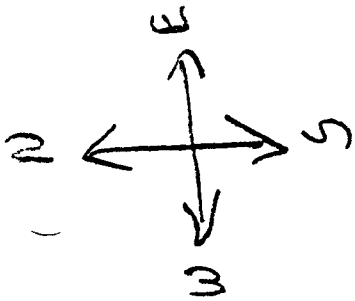
[Signature]
Department Approval

[Signature]
Applicant Signature

7-6-93
Date Approved

Date

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



ACCEPTED *DA* 7-6-93
ANY CHANGES TO THIS PLAN
APPROVED BY THE CITY OF
DENVER IT IS THE RESPONSIBILITY OF THE
LOCATOR AND NOT THE CITY OF DENVER
AND PROPERTY LINES.