

DATE SUBMITTED: 6/2/93

PERMIT NO. 45/22

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 702 Centauri

SQ. FT. OF BLDG: 3200

SUBDIVISION Galaxy

SQ. FT. OF LOT: 20,000 +

FILING # — BLK # 4 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-354-25001

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

OWNER Stuart and Marshie Emerson

USE OF EXISTING BUILDINGS: —

ADDRESS 2709 Corribess

TELEPHONE: 243-6510

DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence

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-2

FLOODPLAIN: YES — NO L

BACKS: FRONT 20

GEOLOGIC HAZARD: YES — NO L

SIDE 7 REAR 30

CENSUS TRACT: 11 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

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.

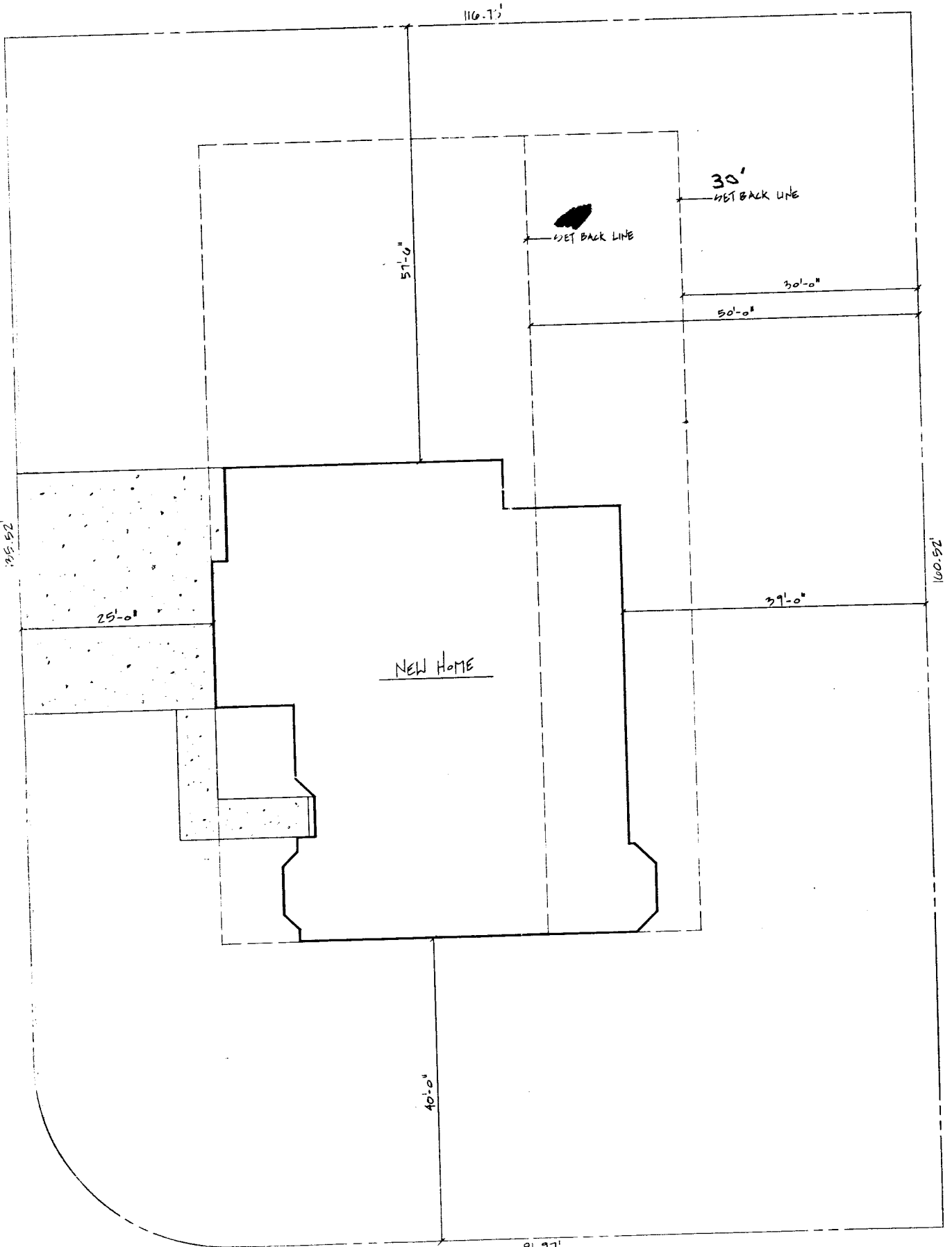
Kathy Meyer
Department Approval
6/2/93
Date Approved

Applicant Signature

Date

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

CENTANI DRIVE



SITE PLAN

SCALE: 1/8" = 1'-0"