

DATE SUBMITTED: 2-19-93

PERMIT NO. 443431

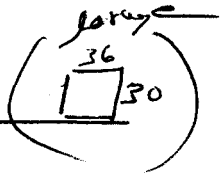
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 719 Centauri Dr

SQ. FT. OF BLDG: 2800



SUBDIVISION Galaxy

SQ. FT. OF LOT: 21,000

FILING # _____ BLK # 3 LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-354-23-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Joyce L. Weisser

USE OF EXISTING BUILDINGS: Garage

ADDRESS 725 Galaxy Dr

DESCRIPTION OF WORK AND INTENDED USE: Single family res

TELEPHONE: 271-1930

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 _____

SETBACKS: FRONT 45' from centerline

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 15' REAR 50'

CENSUS TRACT: 10 TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: PATIO EXTENDING 3' into ^{REAR} setback

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.

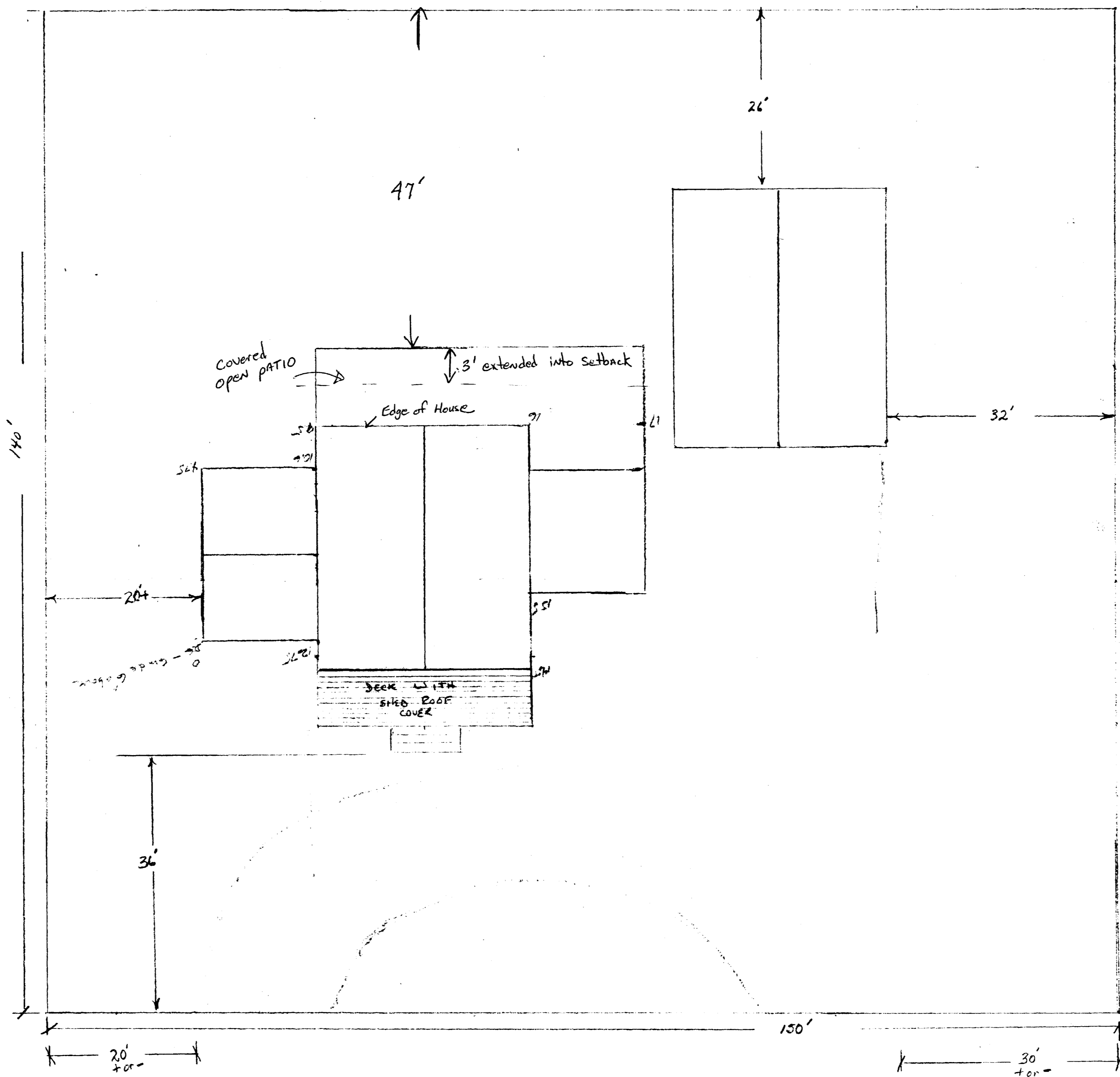
[Signature]
Department Approval

Joyce L. Weisser
Applicant Signature

2-19-93
Date Approved

2-19-93
Date

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



APPROVED *[Signature]* 2-19-93
 ARCHITECT

PLOT PLAN

719 CENTAUR
 TOLMAN BUILDER'S
 LICENSE NO. 2920082