

9009 0570-00-0

DATE SUBMITTED 11/23/93

BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS ~~Approximately~~ 597 1/2 28 1/2  
SUBDIVISION THE FALLS  
FILING / \_\_\_\_\_ BLK 1 LOT 18  
TAX SCHEDULE NO. 2943-072-16-042  
OWNER Donald Thompson  
ADDRESS 1306 N 25th #202  
TELEPHONE 303-241-3811

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1460 sq ft  
SQ. FT. OF EXISTING BLDG(S) 0  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
DESCRIPTION OF WORK AND INTENDED USE:  
NEW HOME

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR  
SETBACKS: Front 20' from property line or \_\_\_\_\_ from center of ROW, whichever is greater.  
Side A from property line \* - 10' Required between units  
Rear 0 from property line

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 6 TRAFFIC ZONE 28  
PARKING REQ'MT \_\_\_\_\_

Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

SPECIAL CONDITIONS: 28 1/2 Rd is unimproved. Future improvements to 28 1/2 Rd (Curb, gutter, sidewalks) as well as all cut-di-sacs will be the responsibility of the property owners. Engineered foundation required

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Kathy Parker  
Date Approved 11/24/93

Applicant Signature Donald Thompson  
Date 11-23-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

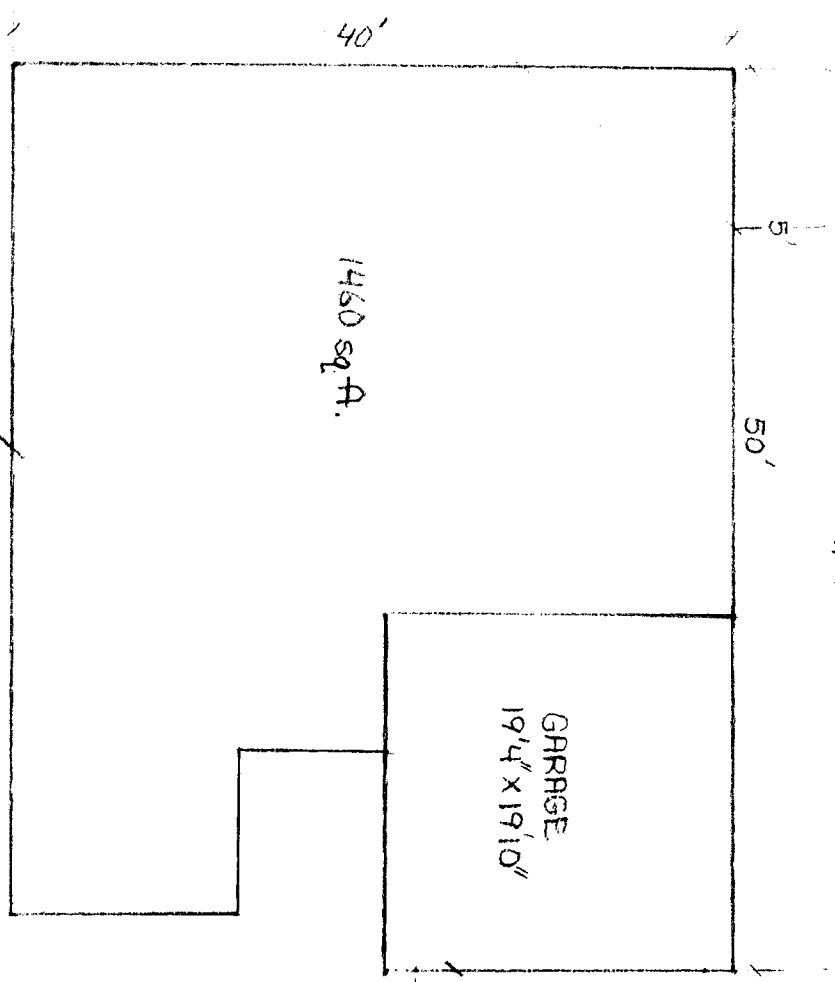
VACANT

LOT 41

VACANT

LOT 43  
VACANT

PROPERTY LINE



ACCEPTED MF 11-30-93  
 ANY CHANGE OF SETBACK MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

LOT 42 (13)  
BLOCK 1

NORTH GRANDDEUR  
COURT