

DATE SUBMITTED: June 8, 1993

PERMIT NO. 45248

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 573 CINDY ANN

SQ. FT. OF BLDG: 1243

SUBDIVISION NORTH STAR

SQ. FT. OF LOT: 6500 APPROXIMATELY

FILING # — BLK # 5 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-072-23-005

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

OWNER CHAD AND DANA FASSBINDER

USE OF EXISTING BUILDINGS: N/A

ADDRESS 449 SHIRE RD

TELEPHONE: (303) 523-0172

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.

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FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: Designated YES — NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES — NO —

SIDE 5 REAR 15'

CENSUS TRACT: 0 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32'

PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED: —

SPECIAL CONDITIONS: —

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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.

R. Edwards

[Signature]

Department Approval

Applicant Signature

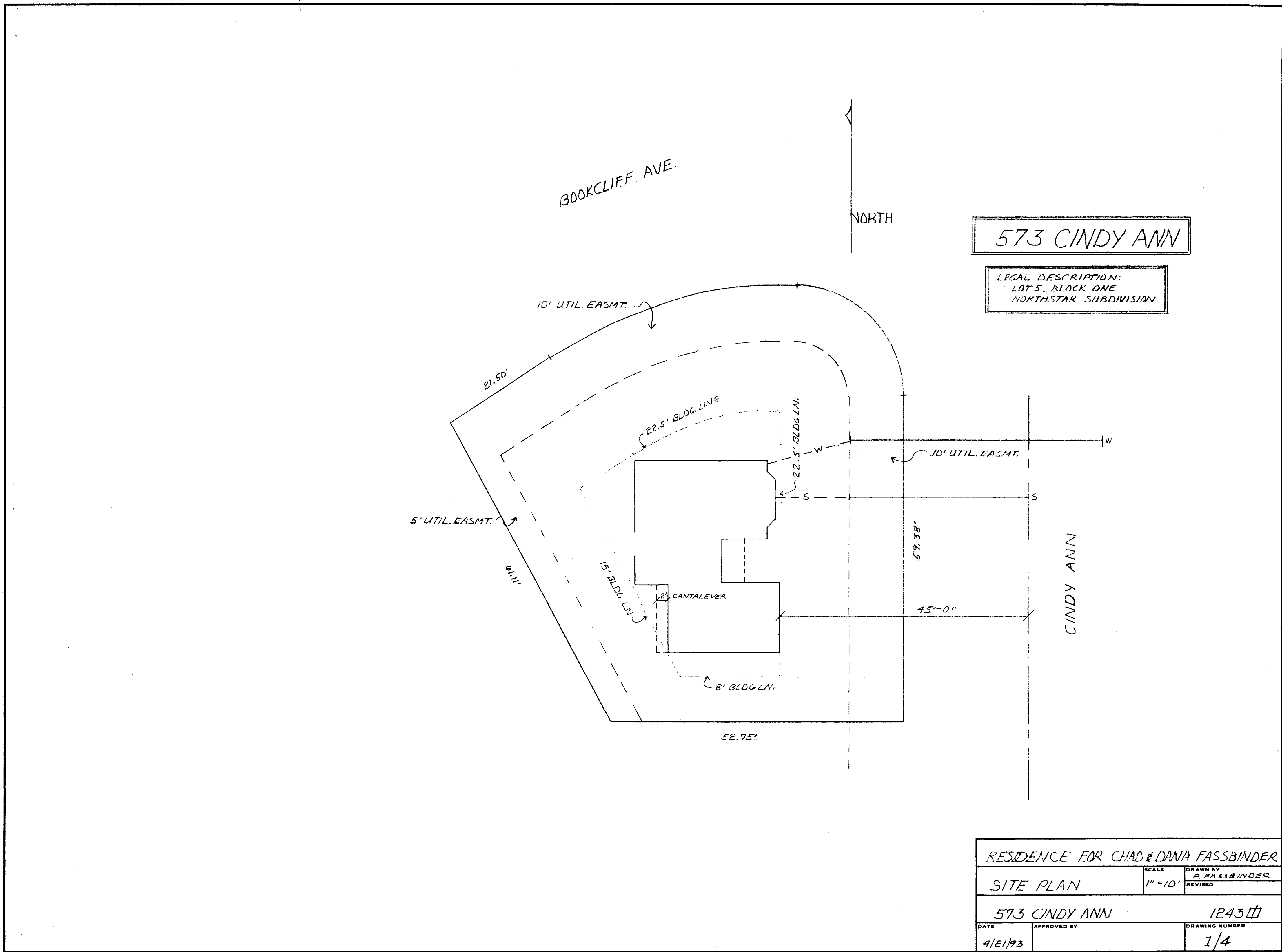
6/8/93

6/8/93

Date Approved

Date

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



573 CINDY ANN

LEGAL DESCRIPTION:  
LOT 5, BLOCK ONE  
NORTHSTAR SUBDIVISION

RESIDENCE FOR CHAD & DANA FASSBINDER

SITE PLAN	SCALE 1" = 10'	DRAWN BY D. FASSBINDER
573 CINDY ANN		REVISOR
DATE 4/2/13	APPROVED BY	DRAWING NUMBER 1/4