

DATE SUBMITTED: 6/25/93

PERMIT NO. 45474 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 392 N. DALE CT

SQ. FT. OF BLDG: 1600+

SUBDIVISION RIDGES

SQ. FT. OF LOT: \_\_\_\_\_

FILING # 2 BLK # 7 LOT # 4B

NO. OF FAMILY UNITS: ONE

TAX SCHEDULE # 2945-201-01-004

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

OWNER DAW WORTH

USE OF EXISTING BUILDINGS: N/A

ADDRESS 392 RIDGE CTR. DR.

TELEPHONE: 245-3751

DESCRIPTION OF WORK AND INTENDED USE: RESIDENTIAL/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 PR

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 10 REAR 10

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT 25

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: as per ACCO

SPECIAL CONDITIONS: ACCO APPROVAL # 93-25 6/19/93

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  
6/25/93  
Date Approved

[Signature]  
Applicant Signature  
6-25-93  
Date

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

382 N. DATE ST  
LOT 18, Block 7, 11

10-89

DRIVEWAY

EMERGENCY

10000

260

ACCEPTED <sup>10</sup> 6/25/12 <sup>1011</sup>

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

36

DRIVEWAY

DRIVEWAY

DRIVEWAY