

DATE SUBMITTED: 4/14/93

PERMIT NO. #44654
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2687 Dane Lane
SUBDIVISION Alpine Meadows
FILING # _____ BLK # 3 LOT # 2
TAX SCHEDULE # 2701-351-46-012
OWNER Troy + Kelli R. Her
ADDRESS 5832 Cleveland St.
TELEPHONE: 242-6292

SQ. FT. OF BLDG: 2024
SQ. FT. OF LOT: 9020
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: N/A
USE OF EXISTING BUILDINGS:
DESCRIPTION OF WORK AND INTENDED USE:
New home

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-42
SETBACKS: FRONT 20'/15'
SIDE 7' REAR 20'
MAXIMUM HEIGHT _____
LANDSCAPING/SCREENING REQUIRED:

FLOODPLAIN: YES _____ NO ✓
GEOLOGIC HAZARD: YES _____ NO ✓
CENSUS TRACT: 10 TRAFFIC ZONE: 23
PARKING REQ'MT 2
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).

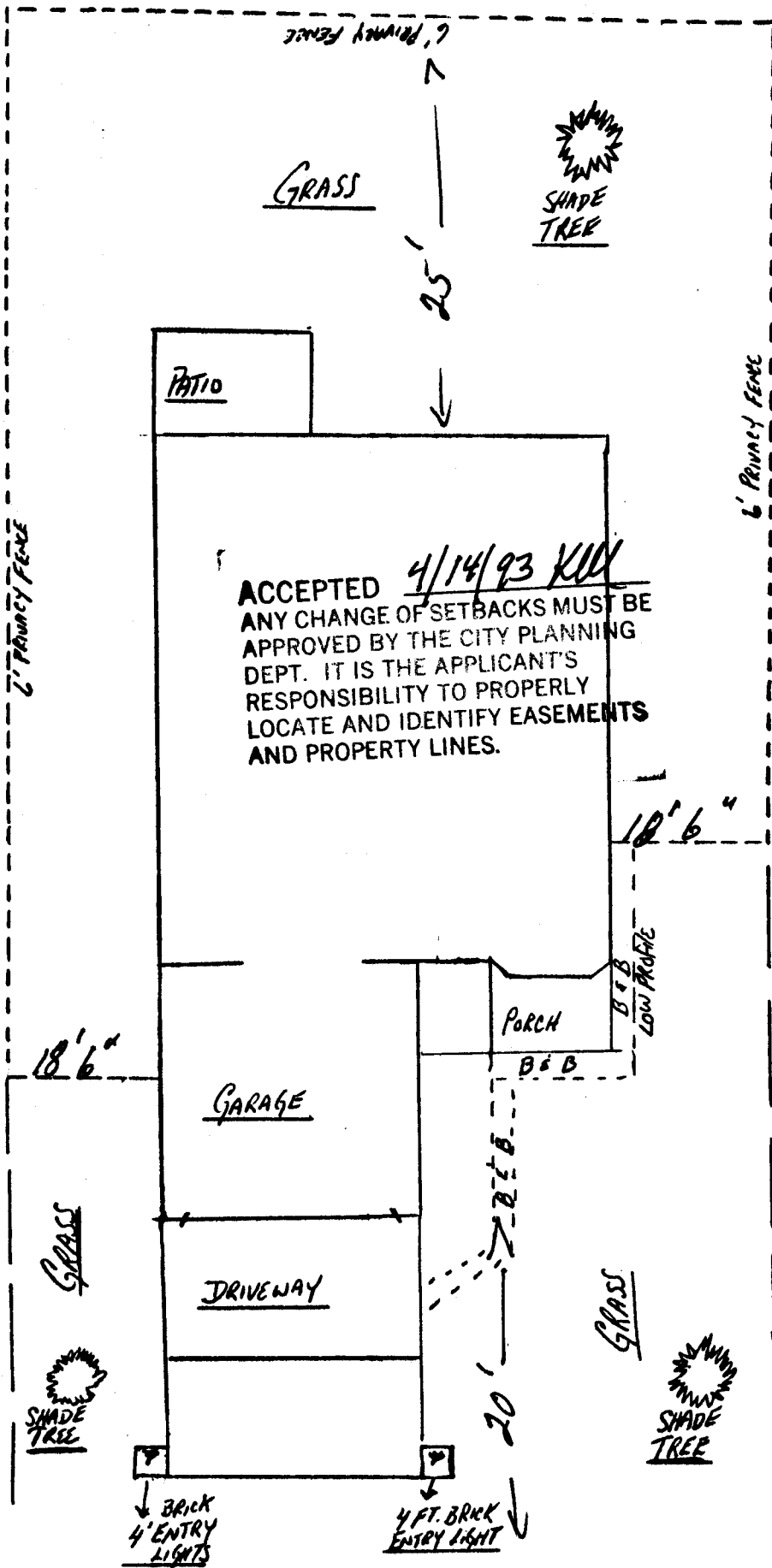
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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 [Signature]
Department Approval
4/14/93
Date Approved

Muel [Signature]
Applicant Signature
4/14/93
Date

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



Dave Lane