

DATE SUBMITTED: 2/26/93

PERMIT NO. 44225 ✓

FEE \$ 5.00 ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2685 Dane Ln

SQ. FT. OF BLDG: 2600

SUBDIVISION Alpine Meadows

SQ. FT. OF LOT: 8500

FILING # 1 BLK # 3 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-351-46-016

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

OWNER Bennett Const

USE OF EXISTING BUILDINGS: _____

ADDRESS 833 24th Rd

DESCRIPTION OF WORK AND INTENDED USE: New House

TELEPHONE: 241-0795

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

Designated
FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 7' REAR 20'

CENSUS TRACT: 16 TRAFFIC ZONE: 13

MAXIMUM HEIGHT _____

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____

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 Porter
Department Approval

[Signature]
Applicant Signature

2/26/93
Date Approved

2-25-93
Date

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

Lot 8, blk 3 Alpine Meadows Subdiv. #1
2695 Dane Ln

(1)

ACCEPTED AP 2/26/93
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.

