

DATE SUBMITTED: June 18, 93

PERMIT NO. 45429 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 380 Explorer Court

SQ. FT. OF BLDG: 2680

SUBDIVISION RIDGES

SQ. FT. OF LOT: 100 x 90

FILING # 3 BLK # 7 LOT # 19A

NO. OF FAMILY UNITS: Two (2)

TAX SCHEDULE # 2945-201-01-031

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER G.H. Garrett

USE OF EXISTING BUILDINGS: Res. det. d

ADDRESS 383 West Vally Circle

TELEPHONE: 243-0572

DESCRIPTION OF WORK AND INTENDED USE: Construction of New Residences

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which about the parcel.

FOR OFFICE USE ONLY

ZONE PR4

FLOODPLAIN: Designated YES _____ NO X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10 REAR 10

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

NOTE - ZERO LOT LINE TO WEST IS EASEMENT LINE OF 7.5 FEET

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).

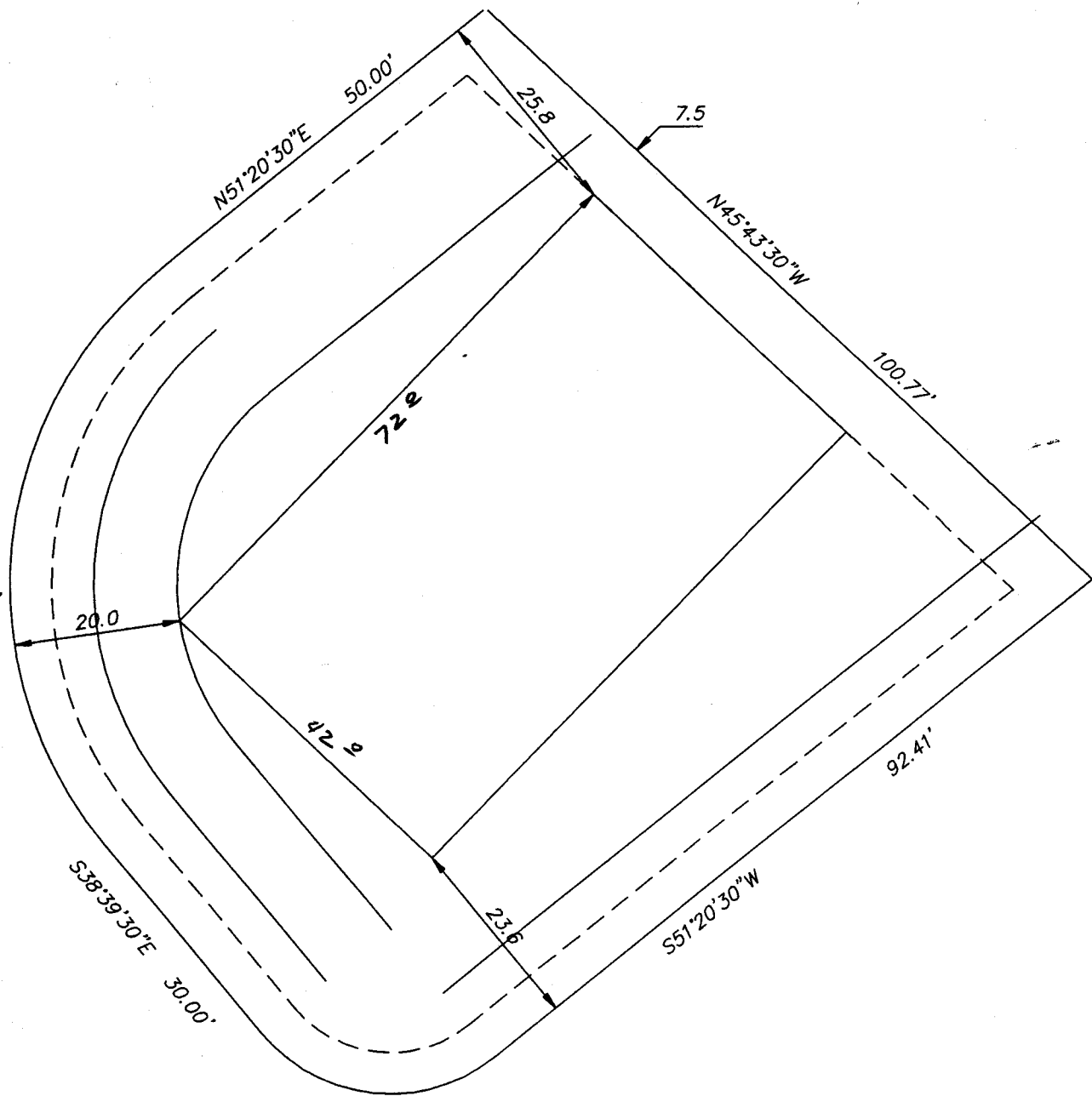
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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
6/21/93
Date Approved


[Signature]
Applicant Signature
June 18, 93
Date

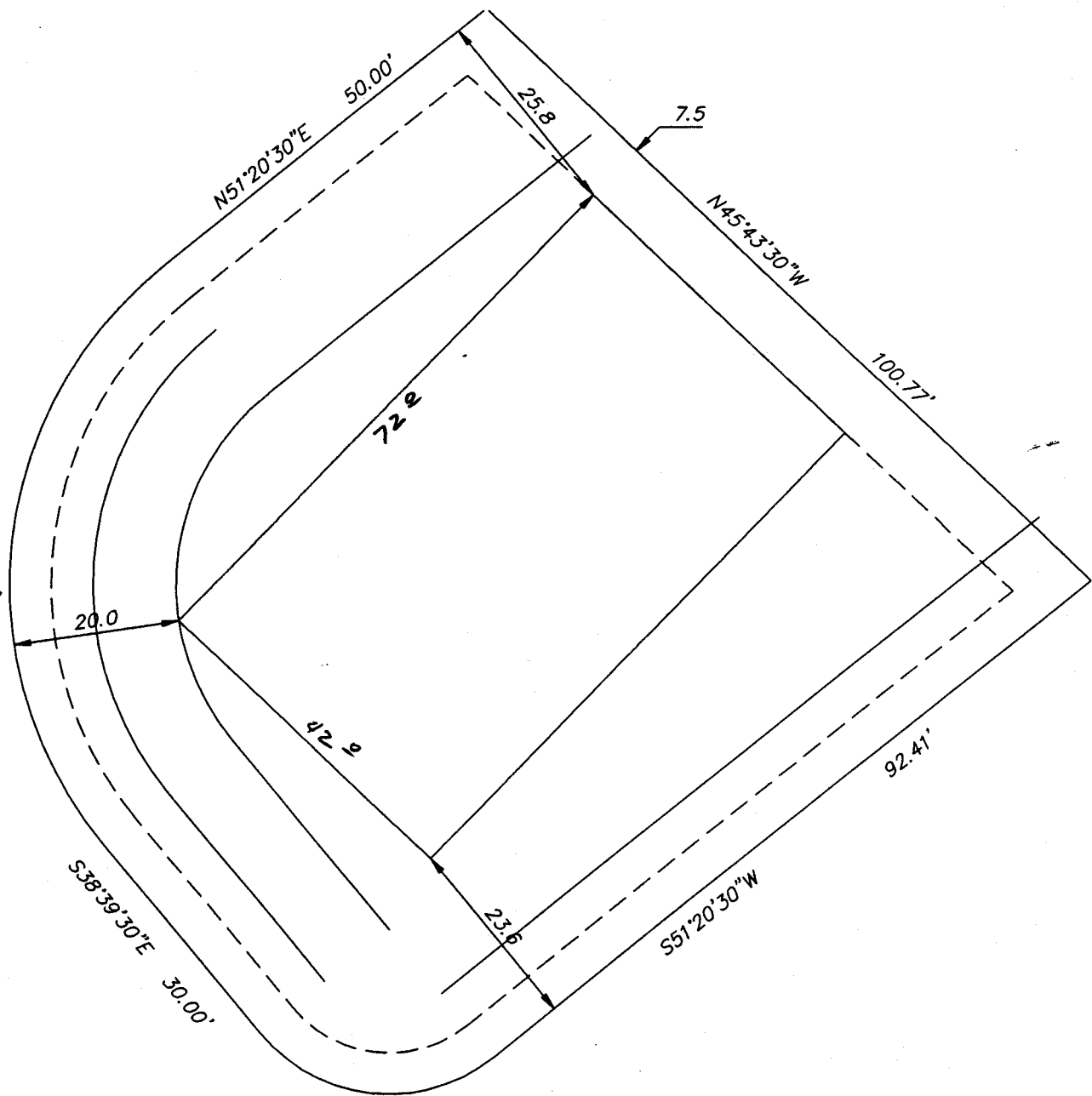
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



$\Delta = 90^{\circ}00'00''$
 $R = 50.00'$
 $T = 50.00'$
 $L = 78.54'$

$\Delta = 90^{\circ}00'00''$
 $R = 20.00'$
 $T = 20.00'$
 $L = 31.42'$

ACCEPTED 
 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.



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