

DATE SUBMITTED: 2/17/93

PERMIT NO. 44156

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 906 HILL

SQ. FT. OF BLDG: 1200

SUBDIVISION GRAND JCT.

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 25 LOT # 29430

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-141-16-018

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

OWNER GARY D. DeRUSH

USE OF EXISTING BUILDINGS: _____

ADDRESS 1352 MAIN ST.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 241-2335

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 RSF-8

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45' from CE

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 REAR 15

CENSUS TRACT: 2 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 32

PARKING REQ'MT _____

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.

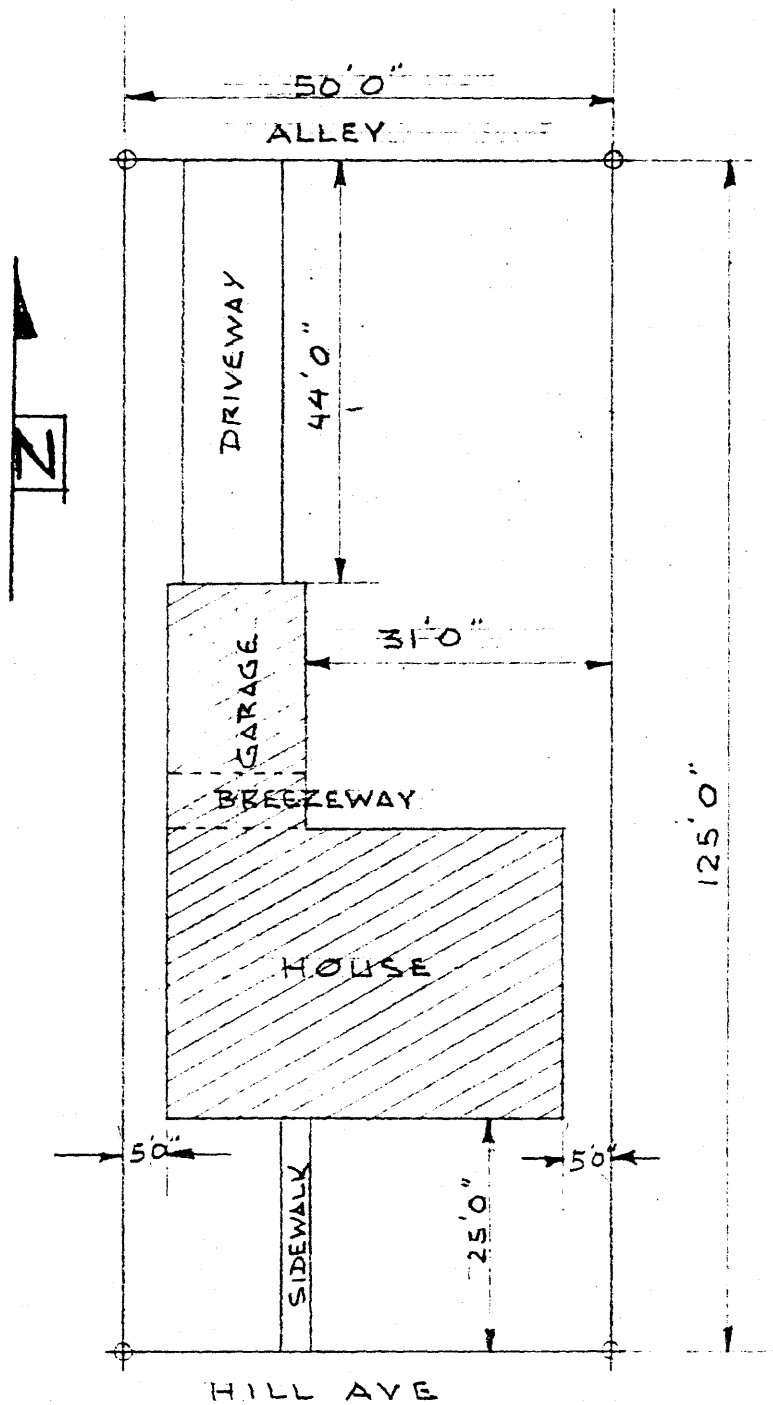
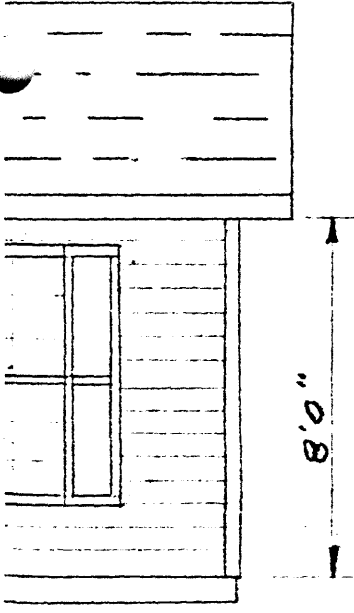
Angeline Barrett
Department Approval

Gary D. DeRush
Applicant Signature

2/17/93
Date Approved

2/17/93
Date

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



PLOT PLAN

SCALE 1" = 20'

ACCEPTED *A. Barrett*
 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.