

DATE SUBMITTED: 9/10/93

PERMIT NO. 46268
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 783 Jordana Rd SQ. FT. OF BLDG: 2665

SUBDIVISION Sedona SQ. FT. OF LOT: 13,325

FILING # 1 BLK # LOT # 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-351-52-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER Martha J. DeBruin
Richard P Davis USE OF EXISTING BUILDINGS:

ADDRESS PO Box 30152

TELEPHONE: 245-0545 DESCRIPTION OF WORK AND INTENDED USE: Family 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 25 CENSUS TRACT: 10 TRAFFIC ZONE: 13

MAXIMUM HEIGHT 32 PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A 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.

[Signature]
Department Approval
9/10/93
Date Approved

[Signature]
Applicant Signature

Date

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

125.03

10'01"

8'6"

7'6"

10'08"

ACCEPTED *9/10/93 HLL*
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.

3'6"

107.01

21'0"

10'08"

10'41"

11'53"

31'8"

107'01"

