

DATE SUBMITTED: 3-15-93

PERMIT NO. 443631

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2386 W. Plateau CT

SQ. FT. OF BLDG: 1870

SUBDIVISION Ridge

SQ. FT. OF LOT: 10,100

FILING # 3 BLK # 18 LOT # 130

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-10-013

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

OWNER G. H. Garrett

USE OF EXISTING BUILDINGS: NA

ADDRESS 383 W. Valley Cr.

TELEPHONE: 243-0572

DESCRIPTION OF WORK AND INTENDED USE: Single 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 4

FLOODPLAIN: YES  NO

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: \_\_\_\_\_

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.

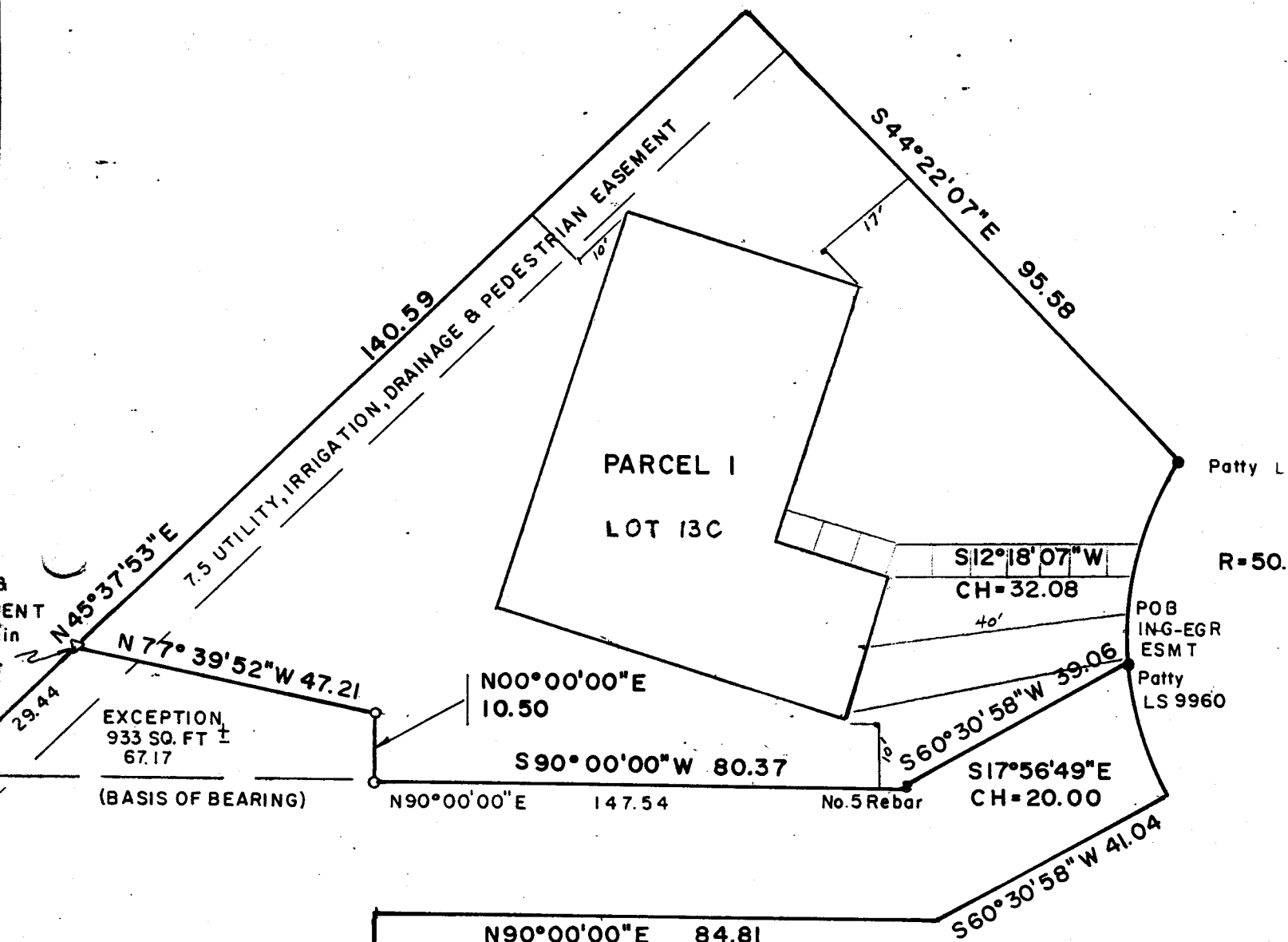
[Signature]  
Department Approval

[Signature]  
Applicant Signature

3-15-93  
Date Approved

3-15-93  
Date

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



EXCEPTION  
933 SQ. FT ±  
67.17  
(BASIS OF BEARING)

ACCEPTED *[Signature]*  
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.

PROPERTY DESCRIPTION'S  
PARCEL 1: Lot 13C in Block  
at the SW corner of said Lo  
N90°00'00"E and all bearing  
N45°37'53"E 29.44 feet; the  
10.50 feet; thence S90°00'0  
County, Colorado.

CEL 2  
40

53.80