

DATE SUBMITTED: 7-26-93

PERMIT NO. 4584

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 400 1/2 Rana Ct.

SQ. FT. OF BLDG: 1700

SUBDIVISION Ridgers

SQ. FT. OF LOT: 6600

FILING # 6 BLK # 13 LOT # 69A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-30-069

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

OWNER Angela K Vayhilla

USE OF EXISTING BUILDINGS: N/A

ADDRESS 1370 Cannell

TELEPHONE: 241-7767

DESCRIPTION OF WORK AND INTENDED USE: New Home Construction

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: DESIGNATED YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 10'

CENSUS TRACT: _____ TRAFFIC ZONE: _____

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

7-26-93
Date Approved

7-26-93
Date

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

S89°20'00"E

86.51'
70A

N18°11'04"W
70.24'

S14°00'40"E
Ch = 45.99'

S76°38'00"E

100.00'
Utility Easement
69A

400
S33°23'26"W
100.00'
S31°23'30"W
100.00'

THIRTEEN
N32°31'30"E
98.45'

68A
LOCK

ACCEPTED *KLM*
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.

76°30'36"E
95.64'

Drainage Easement

DIS
SP