

DATE SUBMITTED: 6-7-93

PERMIT NO. 45238

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

LDG ADDRESS ~~XXXXXXXXXX~~ 2310 Ridge Dr. SQ. FT. OF BLDG: 2032 sq Feet

SUBDIVISION Spring Valley SQ. FT. OF LOT: 11,096 +/-

FILING # 6 BLK # 15 LOT # 16 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-011-31-016 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: -0-

OWNER H.R. Barnett USE OF EXISTING BUILDINGS: X

ADDRESS 604 25 Road GJ.

TELEPHONE: 243-3421 DESCRIPTION OF WORK AND INTENDED USE: (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-5 FLOODPLAIN: Designated YES        NO ✓

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES        NO       

SIDE 7' REAR 25' CENSUS TRACT: 10 TRAFFIC ZONE: 28

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.

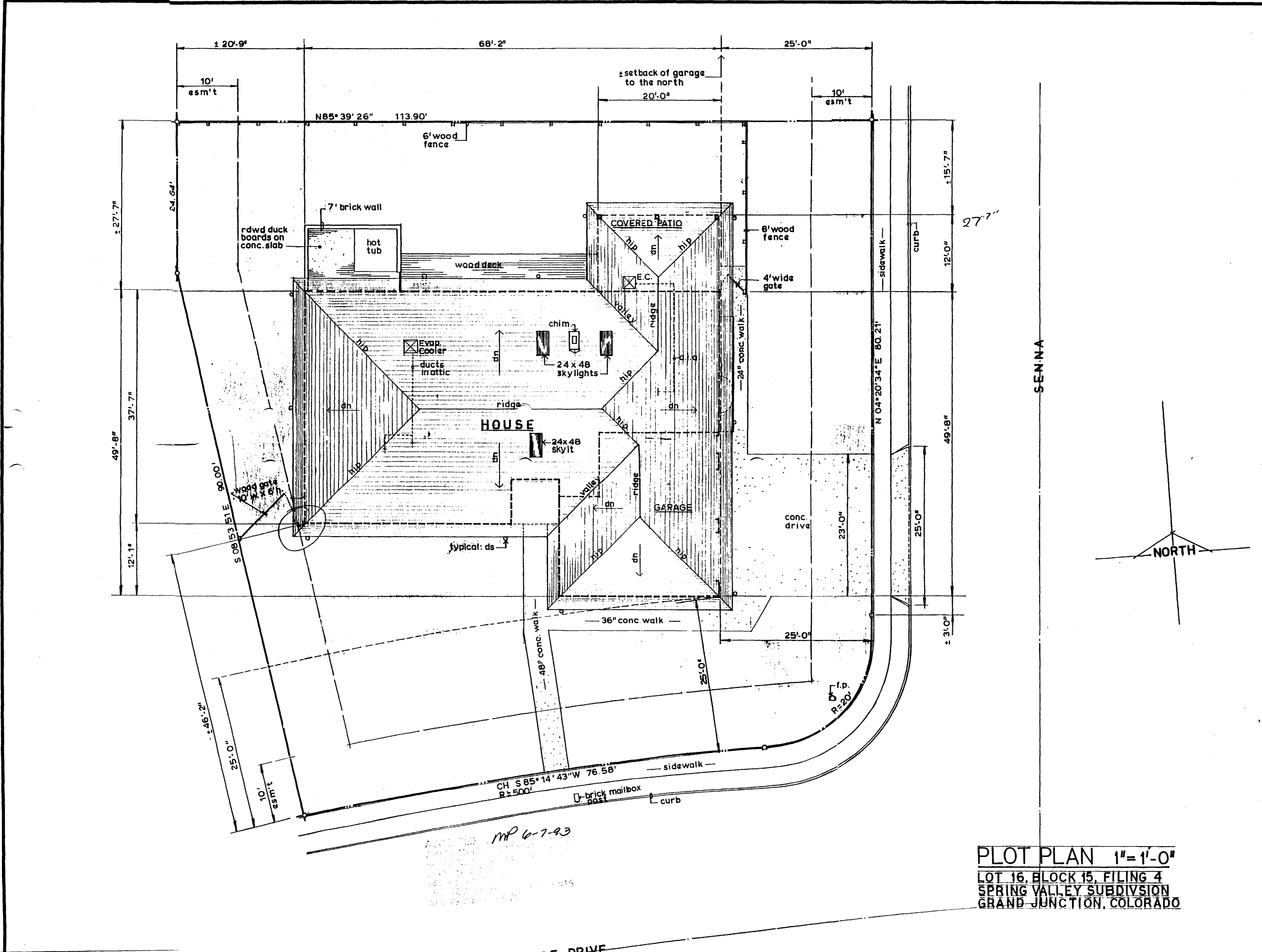
Marian Pety  
Department Approval

6-7-93  
Date Approved

John Ray Jr  
Applicant Signature

6/7/93  
Date

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



PLOT PLAN 1"=1'-0"  
LOT 16, BLOCK 15, FILING 4  
SPRING VALLEY SUBDIVISION  
GRAND JUNCTION, COLORADO

DRAWN  
CHECKED  
REVISED

H. R. BARNETT RESIDENCE  
LOT 16, BLOCK 15, FILING 4  
SPRING VALLEY SUBDIVISION

SHEET NUM