

DATE SUBMITTED 8/29/94

BUILDING PERMIT NO. 49686

FEE \$ 500

TCP #500⁰⁰

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 2856 Picardy

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1448'

SUBDIVISION Rothhaupt 2 Addition

SQ. FT. OF EXISTING BLDG(S) -0-

FILING BLK 3 LOT 9

TAX SCHEDULE NO. 2943-071-08-016

NO. OF FAMILY UNITS one

OWNER The Reinier Company

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

ADDRESS 737 Horizon Drive #106

DESCRIPTION OF WORK AND INTENDED USE:
New Residence - S/F

TELEPHONE 303-243-5100

Ken
REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel

ZONE RSF-5

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 36.54' from property line or 5' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO X

Side 10' 5' from property line and 41.08'

CENSUS TRACT 6 TRAFFIC ZONE 29

Rear 25' from property line

PARKING REQ'MT

Maximum Height 22' 32'

SPECIAL CONDITIONS: See attached letter -

Maximum coverage of lot by structures 1448 35% Easements dictate if greater than setbacks.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305 Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Bonnie Edwards

The Reinier Company
Applicant Signature George L. Reinier Pres.

Date Approved 8/29/94

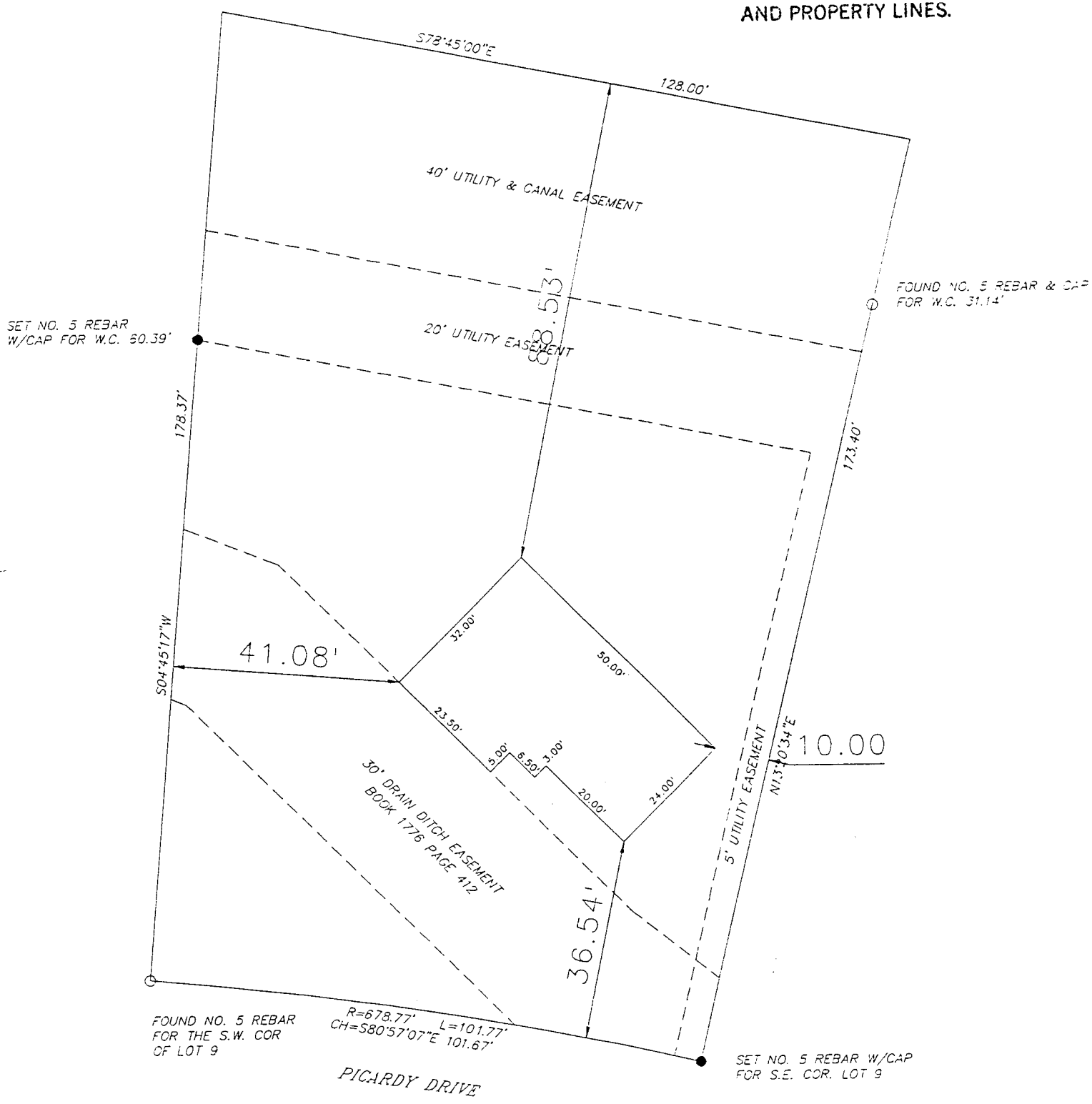
Date 8/29/94

WO# 7817 - 8-31-94 - S/F - Miller Fowler
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

ACCEPTED *ASL 8/29/94*
 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.

LOT 9, ROTHHAUPT SUB. SECOND ADD.



GRAND JUNCTION DRAINAGE DISTRICT
722 23 Road,
P. O. Box 55246
Grand Junction, Co. 81505
(303) 242-4343
fax (303) 242-4348

fax

to: Ronnie
Planning Dept.
City of Grand Junction

fax #: 244-1599

from: John Ballagh/Donna Garlitz
Grand Junction Drainage District

date: August 26, 1994

subject: Planning Clearance
2856 Picardy (2943-071-08-016)

pages: 1

NOTES: Sketch plan for site appears O.K.
All of building must remain off
easement of record (Book 1776,
Page 412) Property Owner is
responsible for identification of
easement and keeping building
outside easement. Driveway can be
across easement.