

DATE SUBMITTED: Mar 6, 1991

PERMIT # 38069

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4011 Farmigan Piazza

SQ. FT. OF BLDG: House - 1850
Garage

SUBDIVISION: Farmigan Estates

SQ. FT. OF LOT: 1/2 Acre

FILING # _____ BLK # _____ LOT # 15

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 294501146015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

PROPERTY OWNER: Rick Ferguson

USE OF ALL EXISTING BUILDINGS: N/A

ADDRESS: 4011 Farmigan Piazza

PHONE: 242-3016

DESCRIPTION OF WORK AND INTENDED USE:

Construction of New Residence

SUBMITTALS REQ'D: TWO (2) 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: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: as per plan

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

as per comments

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

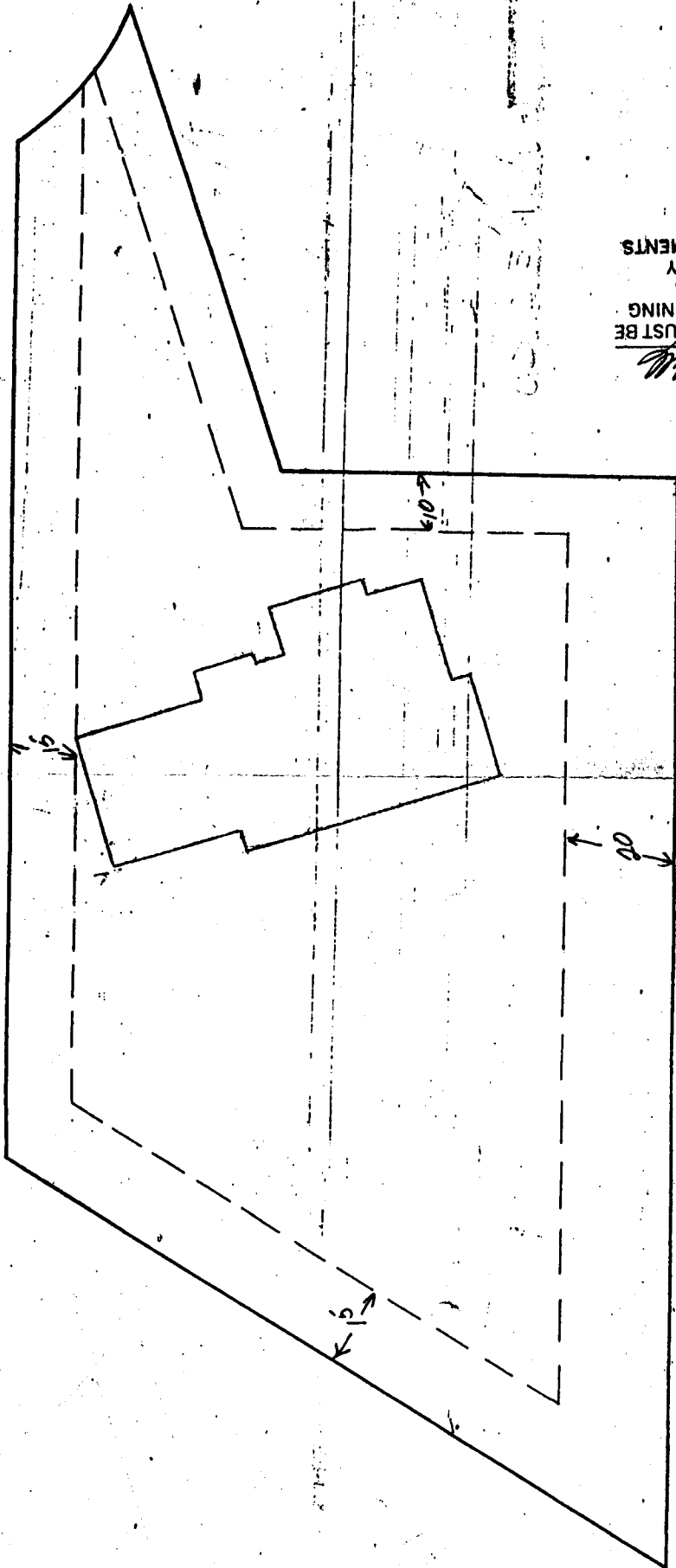
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/6/91

APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED
3/6/91
[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.



3/6/91
[Signature]