

DATE SUBMITTED: 9/23/92

10/1/92

PERMIT NO. 43023 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3501 N 15<sup>TH</sup> ST

SQ. FT. OF BLDG: 1688

SUBDIVISION PTARMIGAN

SQ. FT. OF LOT: \_\_\_\_\_

FILING # 2 BLK # 1 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-51-001

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

OWNER Guy Thomas

USE OF EXISTING BUILDINGS: 0

ADDRESS 723 35<sup>8/16</sup> Rd

DESCRIPTION OF WORK AND INTENDED USE: NEW HOUSE

TELEPHONE: 464 0504

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE BSF-4

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 1 REAR 30

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

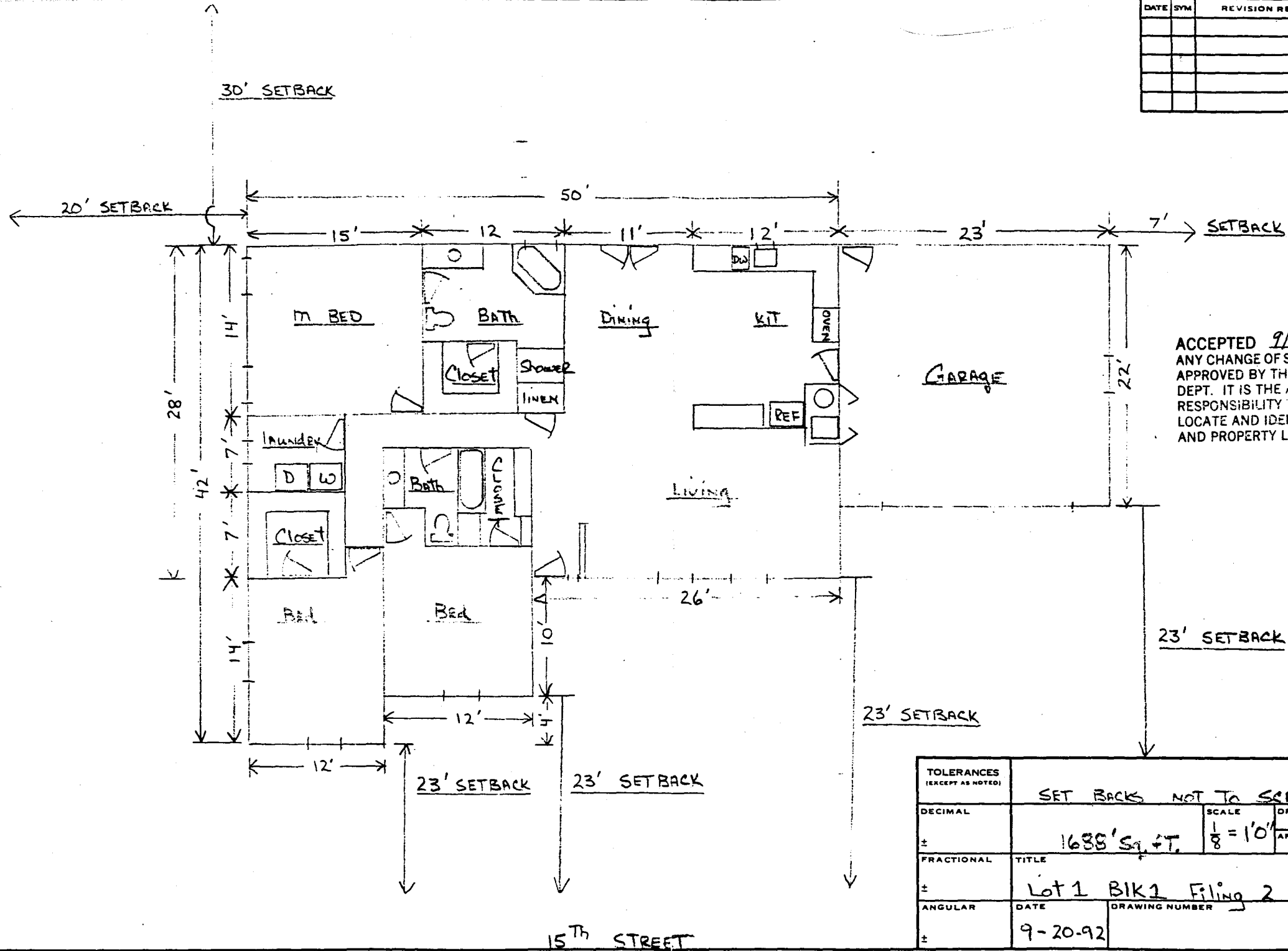
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval  
9/23/92  
Date Approved

[Signature]  
Applicant Signature  
Date

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

DATE	SYM	REVISION RECORD	AUTH.	DR.	CK.



ACCEPTED 9/23/92 Kell  
 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.

TOLERANCES (EXCEPT AS NOTED)	SET BACKS NOT TO SCALE		
DECIMAL	1688' Sq. Ft.	SCALE 1/8" = 1'0"	DRAWN BY GUY
FRACTIONAL	TITLE	APPROVED BY	
ANGULAR	DATE	DRAWING NUMBER	
±	9-20-92	Lot 1 BIK1 Filing 2 PTARMIGAN	